



15 Bondgate, Derby, DE74 2NS

Asking Price £425,000

This highly individual townhouse offers an exceptional blend of character and contemporary living, with generous accommodation arranged over four beautifully presented floors. Originally dating back to the Georgian period and thoughtfully extended during the Victorian era, the property retains a wealth of charming period features, seamlessly complemented by stylish modern touches throughout.

The spacious interior includes five well-proportioned double bedrooms, a stunning bay-windowed sitting room filled with natural light, and a well-appointed breakfast kitchen ideal for both everyday living and entertaining. A versatile self-contained games/family room provides additional flexible space, perfect for modern lifestyles.

Ideally situated within easy reach of the village centre, this unique home combines historic elegance with contemporary comfort. Early viewing is highly recommended to fully appreciate the character, space, and quality on offer.

The Property and Village

This highly individual townhouse offers spacious and versatile accommodation arranged over four floors. Originally dating back to the Georgian period and later extended during the Victorian era, the property showcases a wealth of beautiful character features, thoughtfully enhanced by modern touches throughout.

The accommodation briefly comprises five generous double bedrooms, a stunning bay-windowed sitting room with an abundance of natural light, and a well-appointed breakfast kitchen designed for both everyday living and entertaining. A particularly attractive feature is the self-contained games/family room, offering flexible space ideal for a variety of uses including a home office, guest suite, or leisure area.

Situated within close proximity to the village centre and its amenities, this unique and most interesting home presents a rare opportunity. Early viewing is highly recommended to fully appreciate the space, character, and individuality on offer.

Castle Donington itself is a thriving and vibrant village, offering an excellent range of amenities including local shops, a post office, doctors' surgery, pharmacy, supermarket, and a variety of pubs and restaurants. For commuters, excellent transport links are readily accessible, with East Midlands Airport, Parkway railway station, and the national motorway network all within easy reach. The centres of Nottingham, Derby, and Leicester are also conveniently connected via the frequent 24-hour Skylink bus service.

Accommodation

Reception Hall and Dining Room

Accessed via an external staircase from Bondgate, the property is entered through attractive double doors into a characterful space featuring a quarry tiled floor and an impressive period fireplace, creating a warm and inviting first impression.

Lounge



A beautifully proportioned reception room featuring an impressive full-height sash bay window to the front elevation, flooding the space with natural light. The room retains an abundance of period charm, including exposed timber flooring, picture rails, an elegant ceiling rose, and a stunning feature fireplace. A restored balcony enhances the appeal, offering delightful views over Bondgate and towards the church steeple. A central heating radiator completes this inviting and characterful living space.

Kitchen



A beautifully appointed and thoughtfully designed space, combining classic style with contemporary finishes. Fitted with shaker-style grained blue cabinetry to both base and eye level, incorporating integrated bins and a slimline wine cooler, the kitchen is complemented by warm wood work surfaces and a Belfast sink with drainer, finished with a striking brushed copper Quooker boiling water tap.

A comprehensive range of integrated appliances includes a Bosch grill, double ovens, induction hob with fitted extractor, 60/40 fridge freezer, and dishwasher, alongside a charming coffee nook with additional drawer storage.

The room is finished with LVT flooring, a column-style central heating radiator, and stylish brushed copper sockets and switches. A feature brick-slip fireplace with an oak mantel and TV point above creates a cosy focal point, while a double glazed sash window provides a pleasant outlook over the courtyard garden.

Utility Room

Fitted with units to both eye and base level, incorporating a Belfast sink unit, this space also houses a wall-mounted Worcester combination central heating boiler. Character features include quarry tiled flooring and a traditional Victorian-style ceiling-mounted clothes airer. A sash window to the rear elevation provides natural light and a pleasant outlook.

Rear Entrance Hall

Accessed via a wooden door with thumb-turn lock, this characterful and practical space featuring a quarry tiled floor and striking architectural archways. A contemporary vertical wall-mounted central heating radiator adds a modern touch, while there is concealed access to the ground floor and stairs rising to the second floor, enhancing the sense of flow and versatility within the home.

Second Floor

Landing

With stairs rising to the third floor.

Bedroom One



A charming room featuring a double-glazed sash window to the side elevation, a central heating radiator, and cream carpet flooring. The room benefits from fitted wardrobes alongside a period fireplace, combining practical storage with classic character.

Bedroom Two



A light and inviting room with a double-glazed window to the front elevation, a central heating radiator, and exposed timber flooring. The space is further enhanced by a charming period fireplace and fitted wardrobes, combining character, comfort, and practical storage.

Bedroom Three



With double glazed window to the front elevation, parquet flooring, period fireplace.

Bathroom

A charming space featuring a roll-top bath, wash hand basin, and central heating radiator. The room is enhanced by wood panelling to the walls, a sash window providing natural light, and three stylish wall lights, combining period charm with practical functionality.

Shower and W.C.

Walk in cubicle housing the mains fed shower. Separate w.c. Opaque sash windows.

Third Floor

Landing



With window to rear elevation

Bedroom Four



A beautifully proportioned room with vaulted ceilings, exposed roof beams, and a double-glazed window to the front elevation. The room features a period fireplace, fitted wardrobe, central heating radiator, and useful eaves storage, combining classic character with practical living.

Bedroom Five

With double glazed window to the front elevation, central heating radiator, exposed beams.

Ground Floor

Self Contained Games/Family Room

Sitting Room



Accessed via an entrance door from street level, this versatile room features a wood-burning stove, central heating radiators, and a convenient storage recess, providing a warm and flexible space for family living or entertaining.

Room Two

With recessed wine racks and shelving, exposed timber floor, central heating radiator.

Shower Room



With shower enclosure, wash hand basin and w.c. Central heating radiator, heated towel rail, tiled floor.

Outside

Garden and Parking



The property is set back from the road at street level behind a walled frontage. There is access to the self contained ground floor at this level and the main reception hall from a short flight of steps. To the rear is an easily maintainable garden and parking space.

Please Note

Important Note: Please be aware that the strip of land to the right-hand side of the property, as shown in the front elevation image, does not form part of this house.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Prospective buyers are advised to undertake their own measurements where accuracy is required.

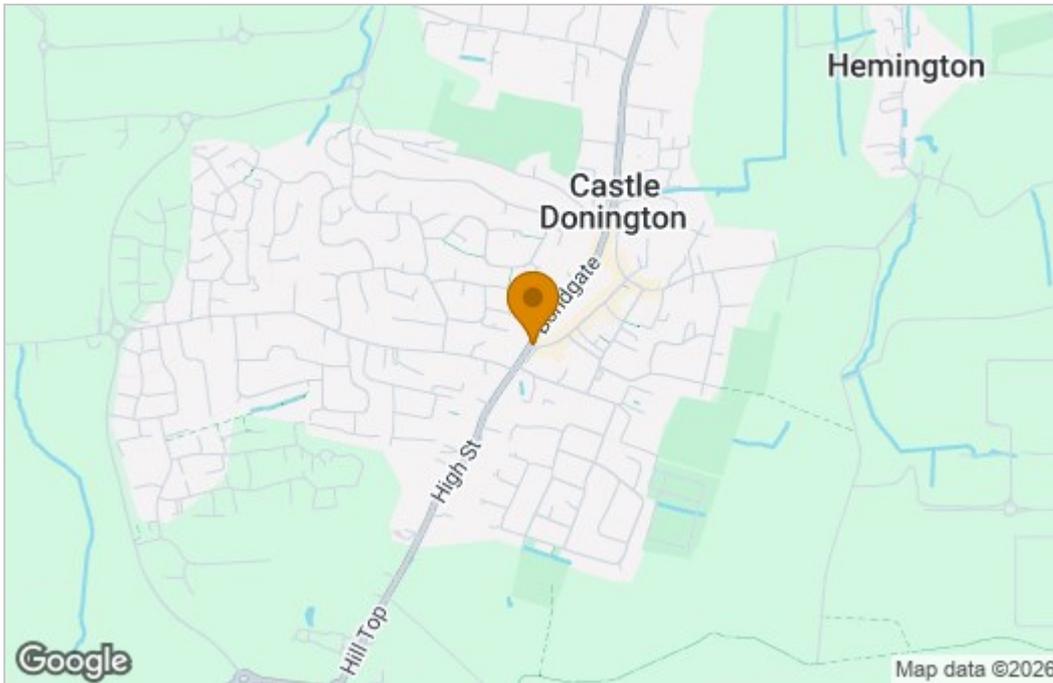
Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

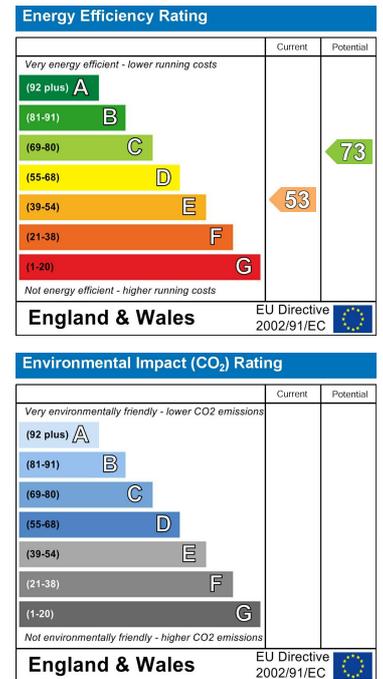
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.