



13 Park Lane, Castle Donington, DE74 2JF

£275,000

This attractive and well-proportioned mature home occupies an elevated position in a highly sought-after location within Castle Donington, offering a wonderful blend of character, space and modern convenience.

The accommodation comprises three well-sized bedrooms, a contemporary fitted family shower room, a welcoming lounge retaining a wealth of character features, and a separate dining room. The modern fitted kitchen is complemented by a range of integrated appliances.

Outside, the property boasts a beautifully landscaped, enclosed rear garden, offering a private and peaceful setting for relaxing and entertaining. Further benefits include designated off-road parking spaces to the rear.

Offered for sale with no upward chain, this appealing home presents an excellent opportunity for a variety of buyers looking to secure a property in this popular Castle Donington location.

Properties of this character and position rarely come to the market, and an internal viewing is essential to fully appreciate the accommodation, setting and charm on offer.

The Property

Entrance and Hallway



The property is set in an elevated position, with a gated entrance and steps leading up to the front garden. The garden has grey porcelain paving with a range of mature plants, trees and shrubs with a decorative porch above the front door. The front garden benefits from a shed, which will be included in the sale.

The hallway has herringbone ceramic tiled flooring, a central heating radiator and stairs leading to the first floor. There is a useful under-stairs storage cupboard and oak doors leading to the ground floor rooms.

Lounge



Accessed from the dining room, this bright and cosy lounge has a PVC-framed double-glazed bay window to the front, picture rails, a feature fireplace with timber surround, marble insert and hearth housing a gas fire, and a central heating radiator. A large opening connects the lounge to the dining room.

Dining Room



Spacious dining room with picture rails to the walls and exposed wooden floorboards. Oak door leading off, PVC-framed double-glazed window overlooking the garden and central heating radiator.

Kitchen

Fitted kitchen with a range of wall and base units and matching work surfaces, incorporating a stainless-steel sink and drainer. Four-ring gas hob with stainless-steel extractor hood above and an integrated electric fan oven below. Plumbing for a washing machine and dishwasher, additional space for appliances and a cupboard housing the gas-fired central heating boiler. Door leading out to the rear garden and terrace, with double-glazed PVC-framed windows to the side and rear.

First Floor Landing



First-floor landing with access to the roof space and oak doors leading to the adjoining rooms. Timber-framed double-glazed porthole window to the side.

Primary Bedroom



Double bedroom with fitted wardrobes and carpeted flooring. Pvc framed double glazed window to front elevation, central heating radiator.

Bedroom Two



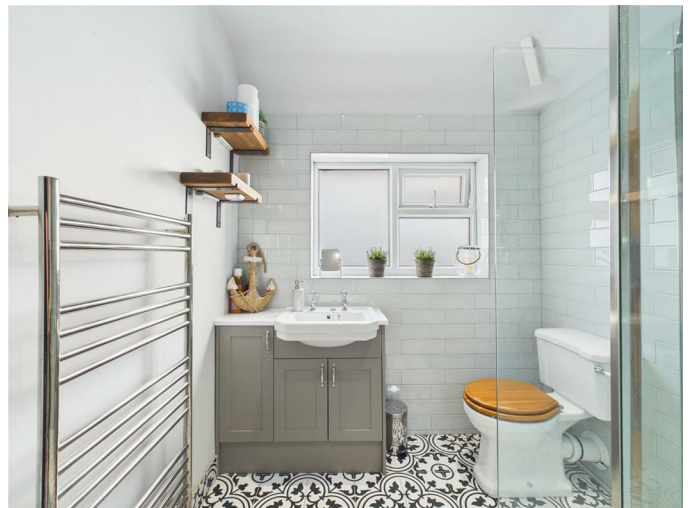
Double bedroom with carpeted flooring, Pvc framed double glazed window, fitted wardrobes, central heating radiator. (??)

Bedroom Three



With Pvc framed double glazed window to front elevations, central heating radiator.

Family Shower Room



Walk-in, fully tiled shower cubicle with a mains-fed shower and twin shower heads, including a rainfall shower head. Victorian-style tiled flooring and metro-tiled walls. WC and vanity unit with ceramic sink and storage. Chrome heated towel rail, extractor fan and PVC-framed double-glazed window.

Outside Front



The property is set in an elevated position on the desirable Park Lane with steps leading to a terraced area finished with slate-grey porcelain tiles. There is a useful timber garden shed and a secure timber side gate providing access to the rear garden. A pathway leads to the porch and front door.

Outside Rear



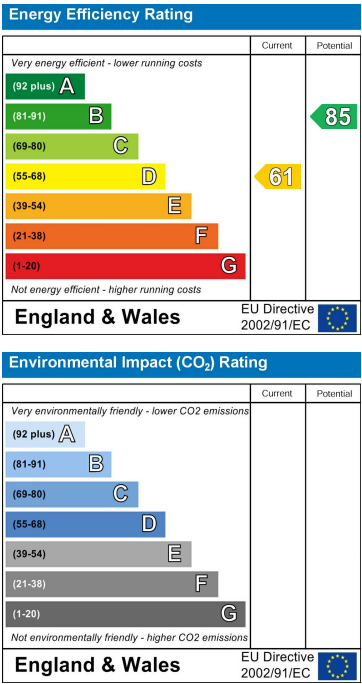
The professionally landscaped rear garden provides an ideal space for family use and entertaining, with a porcelain-tiled patio and panelled fencing. Secure gates provide access to the side and front of the property, as well as the designated off-road parking spaces to the rear. There is also space for a bin store and wood store. The property backs onto Castle Court Park, a residential park home estate for over 55's.

Floor Plan

Area Map



Energy Efficiency Graph



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