



**23 Bentley Road**  
Castle Donington, Derby, DE74 2UL

**Offers In Excess Of £415,000**



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## Entrance Hallway

Having a composite panelled entrance door leading into hallway, gas central heating radiator, double fronted cloakroom storage cupboard, laminate flooring and spindle staircase leading to the first floor.

## Ground Floor Cloakroom

Having a uPVC double glazed opaque window to the side elevation, gas central heating radiator, W.C, pedestal wash hand basin and ceramic tiled flooring.

## Lounge

16'4" x 12'2" (5.00 x 3.73)

Having uPVC double glazed window to the rear elevation and uPVC double opening French Doors with side panels to the side elevation leading to the rear garden. Gas central heating radiator, feature Limestone fireplace with chrome edge pebble effect fire with matching Hearth and Mantel.

## Dining Kitchen

15'5" x 10'7" (4.72 x 3.23)

Having uPVC double glazed French doors with matching attached side panels to the side elevation leading to the rear garden, gas central heating radiator, range of wall and base units with roll edge laminated work surface over, integrated Whirlpool electric oven and grill, five ringed gas hob with overhead extractor fan, integrated fridge/freezer, integrated dishwasher, concealed Ideal Logic boiler, inset spotlights, tiled flooring, door leading to:

## Utility Room

6'3" x 6'2" (1.91 x 1.88)

Having a composite door to the rear elevation, gas central heating radiator, fitted wall and base units with roll edge work surfaces, single stainless steel sink, space and plumbing for washing machine and tumble dryer, extractor fan and ceramic tiled flooring.

## Dining Room

8'9" x 13'5" (2.67 x 4.09)

Having uPVC double glazed bay window with fitted shutters to the front elevation and gas central heating radiator.

## Study/Playroom

9'10" x 9'4" (3.00 x 2.87)

Having uPVC double glazed window to the front elevation, gas central heating radiator and real hard wood bamboo flooring.

## Landing

Having gas central heating radiator, loft access and airing cupboard housing hot water cylinder.

## Master Bedroom

17'3" x 12'2" (5.26 x 3.73)

Having uPVC double glazed window with fitted blinds to the side elevation, gas central heating radiator and fitted wardrobes with hanging rails and shelving.

## En Suite

Having uPVC double glazed opaque window to the rear elevation, shower cubicle with fitted mains shower, W.C, pedestal wash hand basin, ceramic tiled flooring and heated towel rail.

## Bedroom Two

9'3" x 12'7" (2.82 x 3.84)

Having uPVC double glazed window to the front and side elevation, gas central heated radiator and fitted wardrobes with hanging rails and shelving.

## Bedroom Three

10'7" x 11'5" (3.23 x 3.48)

Having uPVC double glazed window with fitted shutters to the front elevation and gas central heating radiator.

## Bedroom Four

13'3" x 8'7" (4.04 x 2.64)

Having uPVC double glazed window with fitted shutters to the rear elevation and gas central heating radiator.

## Family Bathroom

Having uPVC double glazed window to the front elevation, panelled bath with a side mounted chrome mixer tap, W.C, shower cubicle, pedestal wash hand basin, extractor fan, ceramic tiled flooring and heated towel rail.

## Outside Front

This spacious corner plot has gravelled borders with plants and shrubs and a stepped pathway leading to a covered storm porch. There is a tarmac driveway with ample parking, access to the single garage and gate to rear garden.

## Single Garage

Having a single garage with up and over door, electrics and lighting.

## Outside Rear

The rear garden has a lawned area, large paved patio, gravelled area with raised borders having established plants and enclosed private fencing.

## MONEY LAUNDERING REGULATIONS -

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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.



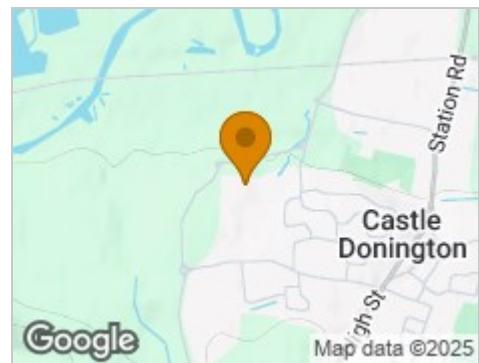
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

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.