

Diseworth Road

Castle Donington, Derby, DE74 2PS

John German





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£350,000

Recently built three storey home of generous proportions extending to 1057 sq.ft offering four excellent sized bedrooms, two bathrooms, kitchen/diner and a rear full width lounge taking you to the landscaped rear gardens. Set in a private gated drive location that lies adjacent to a paddock and has a garage and secure parking.

This recently built three storey home is one of just three that enjoys this private gated position with a lovely wooded outlook and neighbouring views over a horse paddock. It has a clever internal vacuum system to all floors, underfloor heating to the ground, LABC remainder of warranty, extensive parking and an oversized garage with electric roller door - viewing is essential.

Castle Donington enjoys a most enviable location, situated on the door step of Junction 24 & 24a of the M1 motorway, M42 and A50 leading to many East and West Midlands towns and cities, East Midlands Parkway Railway Station, East Midlands International Airport and of course the World renowned Donington Park Race Track. Locally the village enjoys an excellent array of local shops and boutiques plus some excellent local restaurants.

Accommodation - On the ground floor leading off a through reception hall with laminate flooring is a useful contemporary guest's cloakroom to your right. There is an open plan kitchen diner with lovely large tiled floor underfoot and a range of contemporary high gloss base and wall mounted cabinets wrapping around three sides of the room with matching countertops incorporating an integral gas hob with oven beneath and feature extractor hood and splash back set over. There is also an integral fridge freezer, integral dishwasher and ample space in this room for a family dining table.

Next is the lounge that runs the full width of the property and has views over the rear garden from its window and French double doors which open outwards onto the paved patio area and gardens beyond.

Upstairs on the first floor are three fabulous sized bedrooms, bedroom four has dual aspect windows with views towards the fields and church spire in the village. Bedroom two overlooks the rear garden and bedroom three has a front wooded aspect and driveway approach view. The family bathroom comprises a white suite with P shaped shower bath with shower screen and dual shower heads above plus a WC and floating contemporary wash hand basin, ladder style radiator and attractive tiling that is full height to the bath and shower area.

Off the landing a second flight of stairs takes you to the top floor principal suite and what a lovely bedroom it is. Well proportioned with a fantastic view from its dormer window over trees and the adjacent paddock. There is a useful large over stair wardrobe, eaves storage access and of course benefits from its own private en suite shower room with corner quadrant shower with rainfall shower head, floating wash hand basin and WC.

Outside - To the rear is a full width block paved patio area with neat lawn beyond flanked by pretty flowering borders. Gated side access takes you back around to the front elevation.

Notes: The vendor is an employee of John German. The property is on a shared private driveway, responsibility for maintenance and upkeep is divided between the three properties.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL (Fibre is also available) See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

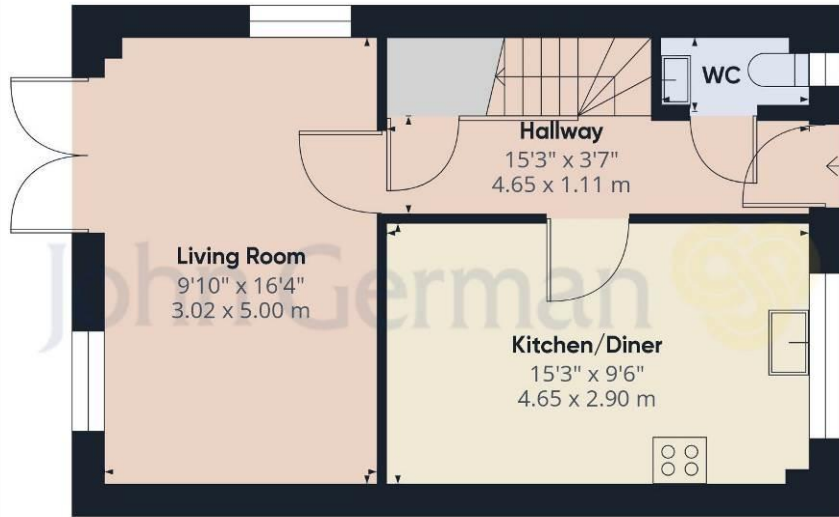
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03072024

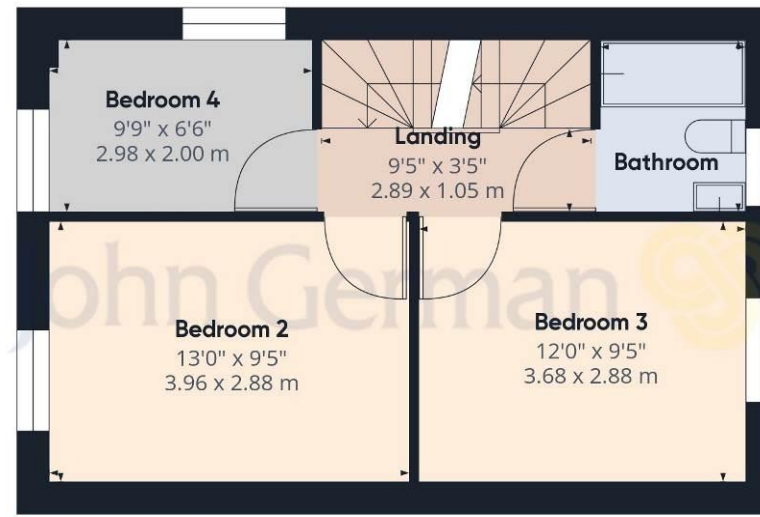
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



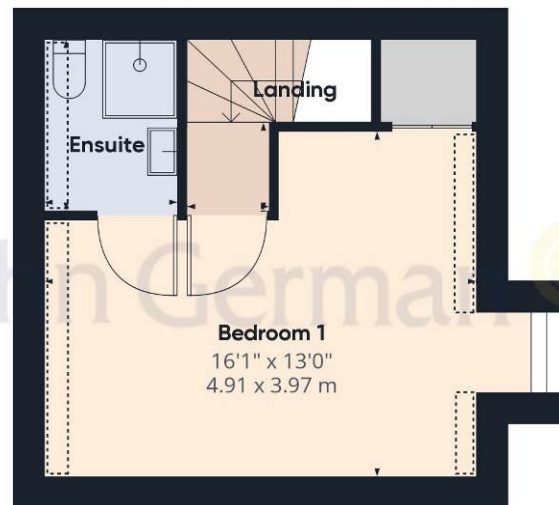




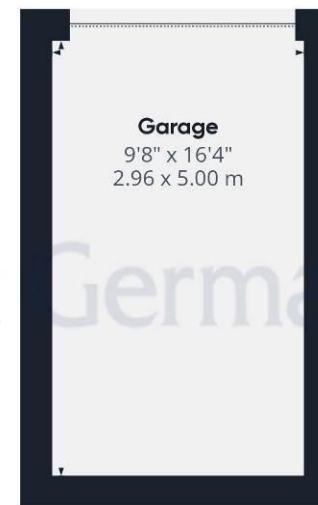
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

1218.44 ft²
113.2 m²

Reduced headroom

76.76 ft²
7.13 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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