



Clapgun Street  
Castle Donington Derby



## Property Description

A highly desirable traditional semi-detached cottage, set back off Clapgun St with a wealth of characterful features & private low maintenance garden. The property has a gas fired central heating system and UPVC double glazing and briefly comprises: - Lounge with feature fireplace and cast iron multi fuel burning stove, high spec fitted kitchen with quartz work surfaces and useful rear lobby/utility area. To the first floor are two well-proportioned bedrooms and a re-fitted bathroom. Outside: -The garden is all enclosed with fencing, having gated access down a shared pathway. Enclosed with outside lighting, gravelled garden area, side concrete passage with a covered log store and storage area down the side, further lighting to the side of the property. Castle Donington itself enjoys a high standard of amenities including the Co-op superstore, Post office, doctor's surgery and public houses whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads.

### Entrance

Having half glazed timber panelled entrance door leading to: -

### Entrance Porch

Having glazed panels to front and side elevations, ceramic tiled flooring, light, timber panelled door leading to: -

### Sitting Room

Having contemporary anthracite coloured radiator, UPVC double glazed windows to both front and side elevations, feature fireplace incorporating cast iron multi fuel burning stove on a stone hearth with mantle shelf over, open brick work to the fireplace, walls finished with picture rail, decorative architrave and skirting boards, oak door to: -

### Kitchen

High specification with matching base and wall units with quartz work surfaces over, one and a quarter bowl stainless steel sink unit inset to the quartz work surface with an extendable chrome mixer tap over, space for a cooker with fitted extractor hood over, herringbone style feature ceramic tiled splashbacks, ceramic tiled flooring, vertical radiator, half double glazed timber door to the side with inset opaque glazing giving access to the side passage, UPVC double glazed window to the side elevation, inset spotlights to the ceiling.

The garden is all enclosed with fencing, having gated access down a shared pathway. Enclosed with outside lighting, gravelled garden area, side concrete passage with a covered log store and storage area down the side, further lighting to the side of the property.

### Inner Lobby

With the ceramic tiled flooring continuing through, dog leg staircase off to the first floor, further opening to a useful utility area which is fitted under the stairs and has light and shelving, plumbing and space for an automatic washing machine, laminated work surface, UPVC double glazed window to the rear and space for a fridge freezer.

### First Floor Landing

Feature galleried landing, dog leg open spindle staircase, UPVC double glazed window to the side elevation, high ceilings, walls finished with picture rail, potential for loft conversion subject to building regs approval.

### Bedroom One

Having UPVC double glazed windows to front and side elevations, central heating radiator, walls finished with picture rail, clothes storage with hanging rail and shelving over.

### Refitted Bathroom

Having a modern four piece white suite comprising free standing panelled bath, side mounted bath/shower mixer tap, low level WC, wash hand basin with chrome mixer tap over, walk in glazed shower cubicle, rain head with separate shower attachment, loft access, extractor light to the ceiling, UPVC double glazed opaque window to the side elevation, ceramic tiled flooring, wall mounted heated towel rail, part panelled walls, part feature ceramic tiled walls.

### Bedroom Two

Having UPVC double glazed window to the side elevation, contemporary electric radiator.

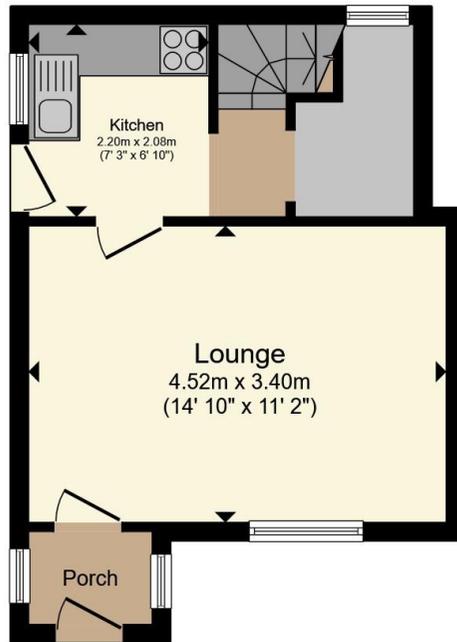
### Outside











**Ground Floor**



**First Floor**

Total floor area 62.4 m<sup>2</sup> (672 sq.ft.) approx

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Property Ref: MEL205850 - 0002

Tenure: Freehold EPC Rating: Awaited Council Tax Band: B

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