



Towles Pastures,

Castle Donington, Derbyshire, DE74 2RX

Offers Around £315,000



LOOK A WELL PROPORTIONED THREE-BEDROOMED DETACHED FAMILY HOME * boasting generous landscaped gardens and off-road parking for at least two cars. The accommodation briefly consists of: an entrance hallway, a spacious lounge with feature fire, conservatory, kitchen/diner, rear lobby, utility room and a W.C. Upstairs: three good sized bedrooms and the stylish family bathroom. The front garden has been landscaped to a very good standard incorporating a decked patio seating area. The property is set within a delightful area and we highly advise booking a viewing! call us today on 01332 865696

CASTLE DONINGTON - The Location

Castle Donington is a popular town with a good mixture of modern amenities and facilities. Donington Park motor racing circuit, the East Midlands airport, the M1 motorway and the A50 are all within easy access.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

With a solid oak wood floor, telephone point, a radiator, stairs to the first floor accommodation and doors to the lounge and kitchen.

SPACIOUS LOUNGE

15'10" x 14'4" (4.85 x 4.37)

The focal point of this room is the stone effect gas fire set on a marble hearth with a timber fire surround. A TV aerial point, radiator, a solid oak wood floor, double glazed sliding doors to the conservatory and a UPVC double glazed front window.

CONSERVATORY

12'0" x 11'1" (3.68 x 3.40)

With a tiled floor, radiator, a polycarbonate roof, double glazed doors to the rear garden and UPVC double glazed windows to multiple walls.

FITTED KITCHEN/DINER

12'1" x 10'4" (3.69 x 3.17)

Fitted with a range of base and drawer units, rolled edge worktops, an inset sink and drainer with a mixer tap over, an inset electric range oven with five ring gas hob and an extractor hood overhead. Other features include an integral dishwasher, tiled splashbacks, a tiled floor, radiator, a built-in pantry cupboard, a door to the rear lobby and a UPVC double glazed rear window.

REAR LOBBY

With a tiled floor, a large built-in storage cupboard, an opening to the utility room and a door to the rear garden.

UTILITY ROOM

Fitted with rolled edge worktops, space and plumbing for a washing machine and tumble dryer. A tiled floor, wall mounted boiler, a door to the w.c and a UPVC double glazed front window.

W.C

With a dual flush toilet, tiled flooring and a UPVC double glazed opaque front window.

FIRST FLOOR ACCOMMODATION

LANDING

With a smoke detector, a built-in storage cupboard, doors to the bedrooms and bathroom and a UPVC double glazed front window.

BEDROOM ONE

13'5" x 9'1" (4.10 x 2.78)

With a built-in wardrobe cupboard, radiator and a UPVC double glazed rear window overlooking the garden.

BEDROOM TWO

12'1" x 10'5" (3.69 x 3.19)

With a radiator and a UPVC double glazed rear window overlooking the garden.

BEDROOM THREE

With a laminate floor, radiator and a UPVC double glazed front window.

FAMILY BATHROOM

6'0" x 5'4" (1.83 x 1.63)

Comprising: a panelled bath with a wall mounted shower overhead, a wall mounted wash hand basin and a dual flush toilet. A chrome ladder towel rail, tiled walls, a tiled floor, loft access hatch and a UPVC double glazed opaque side window.

OUTSIDE

FRONT GARDEN

The front garden is mainly timber decked with a decorative gravelled garden and a feature pond. There are also multiple boundary trees and various mature plants.

OFF ROAD PARKING

There is off road parking on the block paved drive for two cars.

SOUTH FACING REAR GARDEN

There is a shaped lawn with decorative borders full of mature plants, shrubs and trees.

AND FINALLY...

COUNCIL TAX BAND:

The property is believed to be in council tax band: 'B'

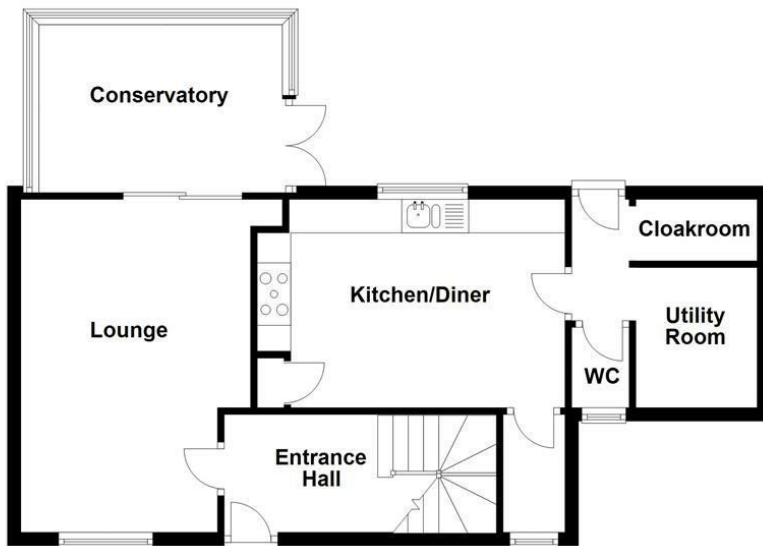
HOW TO GET THERE

Postcode for sat navs: DE74 2RX

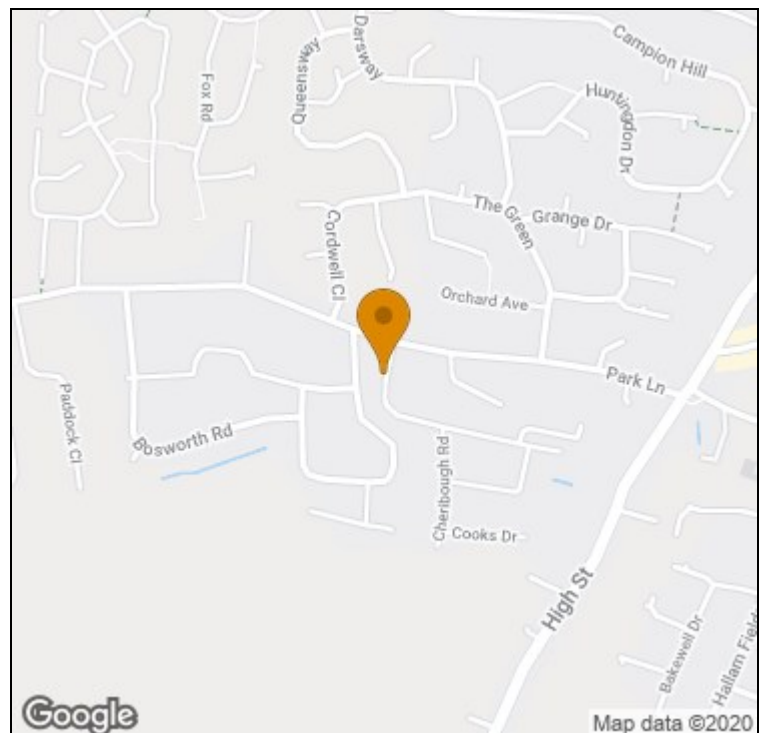
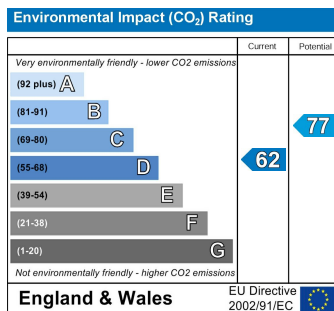
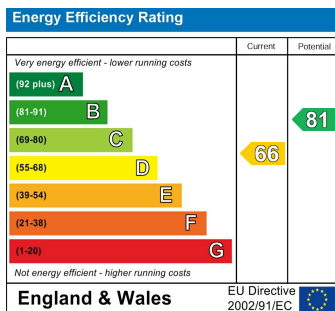
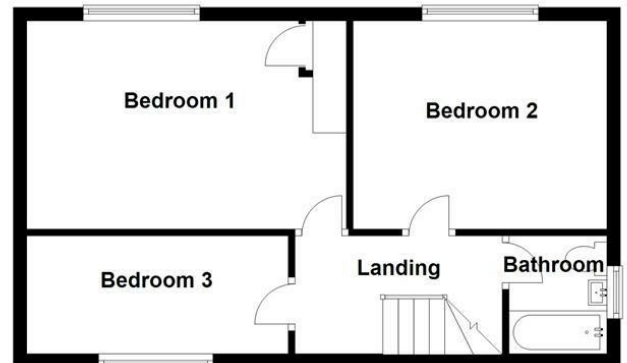
PLEASE NOTE:

SERVICES: All mains are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. MEASUREMENTS: Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. TENURE: Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Ground Floor



First Floor



t: 01530 414666 e: ashby@newtonfallowell.co.uk

www.newtonfallowell.co.uk