



Clapgun Street,
Castle Donington, Derby
DE74 2LE

Price Guide £320-330,000

Freehold



THIS IS A DOUBLE FRONTED 300 YEAR OLD COTTAGE LOCATED CLOSE TO THE HEART OF CASTLE DONINGTON VILLAGE.

Being located on Clapgun Street, this double fronted property offers a deceptively spacious home which includes three good size bedrooms and there is also a long private garden to the rear. For all that is included to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the size of the accommodation and privacy and size of the rear garden for themselves. Castle Donington has many local amenities and facilities all of which are within easy walking distance from the property and this has helped to make Clapgun Street a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of having gas central heating and from being mostly double glazed. In brief the accommodation includes a reception hallway with original pine doors leading into the lounge which has a feature gas fireplace, there is a rear hallway with utility room/pantry off, a rear porch, the kitchen is fitted with wall and base units and there is a separate dining room. To the first floor the landing leads to three good size bedrooms and bathroom which has a mains flow shower system over the bath. Outside there is a long garden to the rear of the property which has a patio leading onto a lawned garden, all of which is kept private by having walls and fencing to the boundaries.

Castle Donington has a number of local shops which are within walking distance from the property with there being a large Co-op store on the main road as you enter into the village, there are healthcare and sports facilities, schools for all ages, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which also connects to the A50 and A42, East Midlands Parkway station, East Midlands Airport and there are various main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East and West Midlands towns and cities.



Wood panelled front door with glazed panel above leading to:

Reception Hall

Original wood panelled doors leading to the two reception rooms and wood panelling to the walls.

Lounge/Sitting Room

16' reducing to 12' x 11'9 reducing to 7'8 approx (4.88m reducing to 3.66m x 3.58m reducing to 2.34m)

The main reception room has a double glazed Georgian style window to the front, coal effect gas fire set in an Adam style surround with cast iron inset and tiled hearth, radiator, three wall lights and a pine door leading to:

Rear Hall

Half opaque double glazed door leading to the rear porch, stairs with hand rail to the first floor and under the stairs is a wall mounted boiler and quarry tiled flooring.

Rear Porch

Having a half glazed door leading out to the garden and a window to the rear.

Walk-in Pantry/Utility Room

6'6 x 5'4 approx (1.98m x 1.63m approx)

Having plumbing and space for an automatic washing machine and an upright fridge/freezer, window to the rear, shelving to one wall, beams to the ceiling and tiled flooring.

Kitchen

The kitchen is fitted with wooden finished units and includes a Belfast sink and a four ring gas hob set in a wooden L shaped work surface with an oven, cupboards and drawers beneath, matching eye level wall cupboards, tiling to the walls by the work surface areas, double glazed window to the rear, quarry tiled flooring and a hood to the cooking area.

Dining Room

12'6 x 11'9 approx (3.81m x 3.58m approx)

Double glazed Georgian style window to the front, feature open fireplace with Adam surround, tiled inset and hearth, beams to the ceiling, pine flooring, radiator, two wall lights and a pine door leading into the reception hall.

First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the rear and original panelled doors to:

Bedroom 1

16'8 x 11'9 approx (5.08m x 3.58m approx)

Two Georgian double glazed windows to the front, feature original fire grate with an Adam style surround and a radiator.

Bedroom 2

14'1 x 10'11 approx (4.29m x 3.33m approx)

Georgian double glazed window to the front, original feature fire grate with an Adam style surround and a radiator.

Bedroom 3

14'5 x 6'3 approx (4.39m x 1.91m approx)

Double glazed window to the rear and a radiator.

Bathroom

The bathroom has a white suite including a panelled bath with a mains flow shower system over and a protective glazed screen, pedestal wash hand basin, bidet and a low flush w.c., radiator, tiling to the walls by the bath, sink, bidet and w.c. areas with wood panelling to the lower parts of the other walls and an opaque double glazed window.

Outside

The gardens are situated at the rear of the property where there is a slabbed patio leading onto a large lawned garden which is kept private by having a wall to the right hand and rear boundaries and there is fencing to the left hand side with a gate which provides access from the passageway running to the left of the property. There are two brick outbuildings positioned next to the property.

Directions

Proceed out of Long Eaton and through Sawley into Castle Donington. Continue along Station Road, taking the left hand turning into Hillside and continue along turning right into Clapgun Street where the property is then located on the right hand side, clearly identified by our for sale board. 7307AMMP

Council Tax

North West Leicestershire Council Band C



GROUND FLOOR



1ST FLOOR



When every effort has been made to ensure the accuracy of the floorplans contained herein, the undersigned does not accept any liability for any errors or omissions which may appear hereon. The floorplans are intended to provide a general guide to the layout of the property and are not to be used as a basis for any legal proceedings. The undersigned does not accept any liability for any errors or omissions which may appear hereon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.