ABODE
SALES & LETTINGS

Stonehill, Derbyshire, DE74 2LY

£265,000

https://www.abodemidlands.co.uk/

This is an impressive family home in the heart of the sought after village of Castle Donington. Walking distance to all the amenities and schools. In brief the property offers a hallway, lounge and dining room, modern fitted kitchen and a garden room with doors onto the garden. Three bedrooms and a family bathroom on the first floor. Parking and a garage to the front and a rear garden.

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HALL
Entrance door into the hall with stairs to the first floor, storage cupboard and radiator.

LOUNGE
Feature fireplace with log burner, radiator, upvc double glazed window and a door to -

DINING ROOM/FAMILY ROOM
Radiator and windows and doors into the garden room.

GARDEN ROOM
Upvc double glazed windows and doors onto the garden, spot lights and open through to the kitchen.

KITCHEN
Modern units with solid wood works surfaces and a sink unit. Space for a range style cooker with a fitted extractor, door to the garden and a door to the hall.

FIRST FLOOR LANDING
Doors to -

BEDROOM I
Wardrobes, radiator and upvc double glazed window.

BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.

BATHROOM
Modern suite with a panel enclosed bath with shower and shower screen, low flush wc, wash hand basin with fitted storage, shelf and fitted mirror, ladder style radiator and upvc double glazed window.

OUTSIDE

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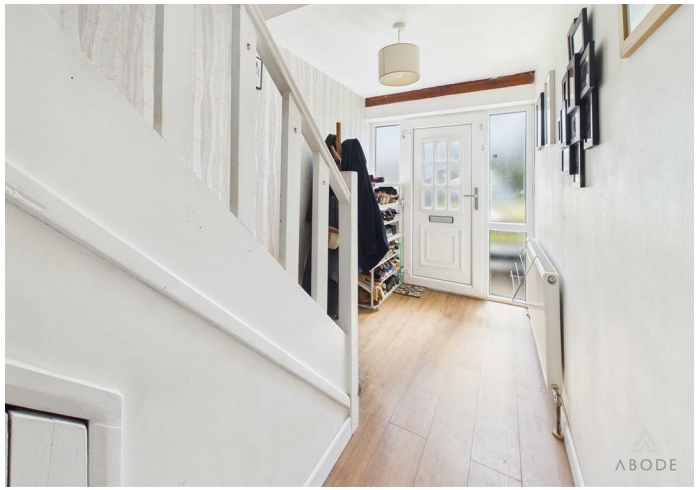
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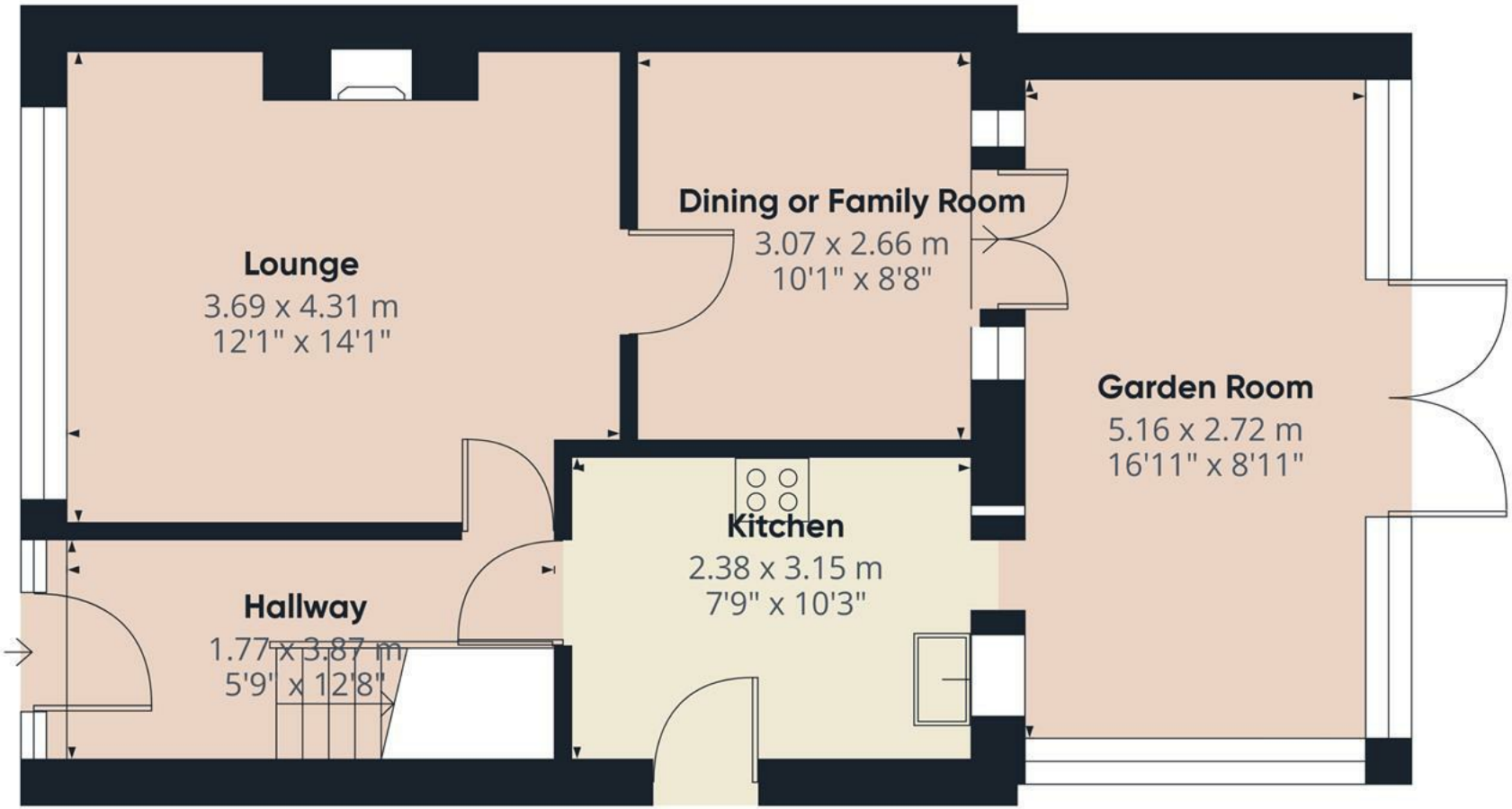
Parking to the front and a single garage. The rear garden offers seating areas, a shed and a lawn.



Approximate total area(1)

53.5 m²

576 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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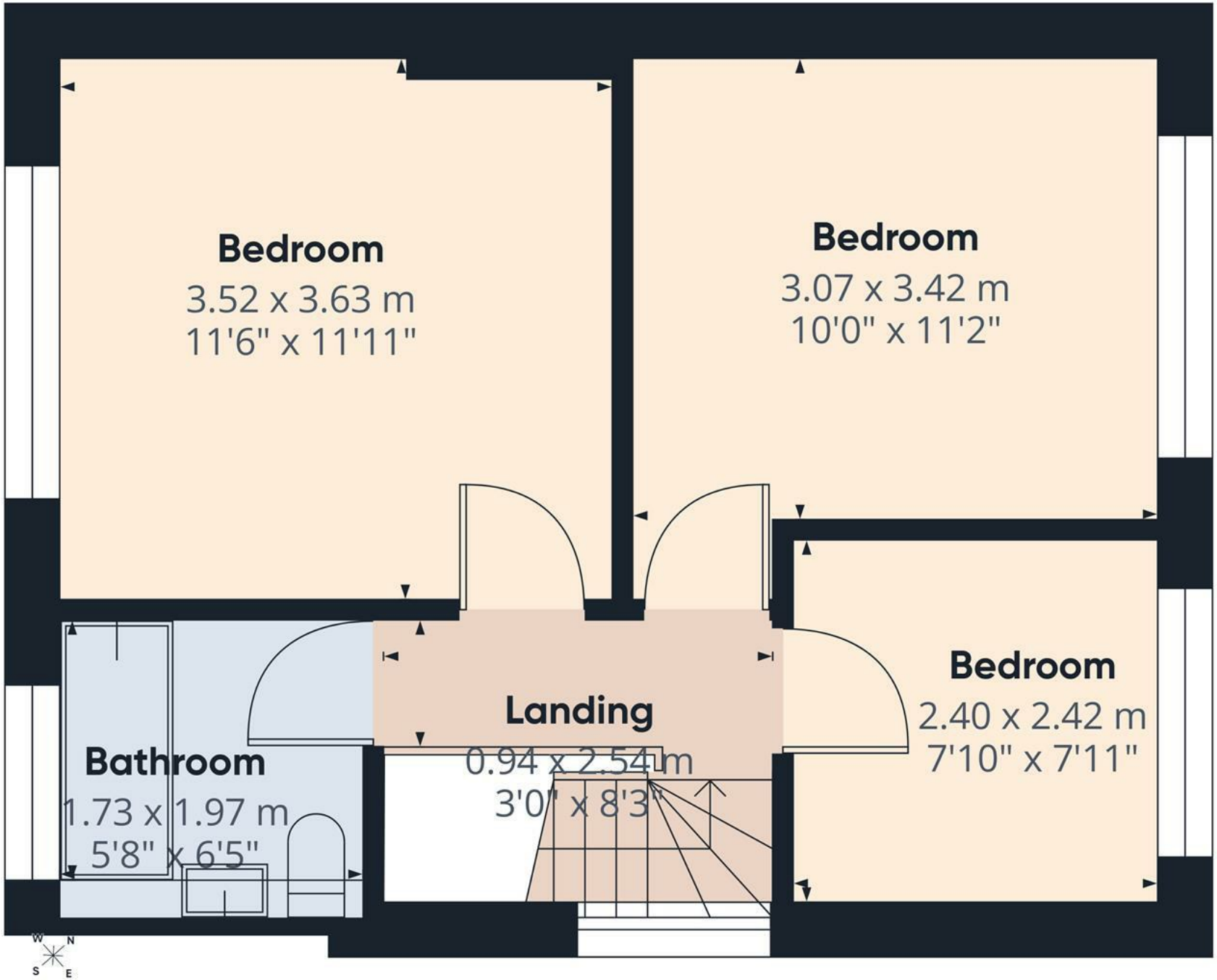
W N S E

Floor 0



Floor 1

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Approximate total area(1)

36.7 m²

396 ft²

(1) Excluding balconies and terraces

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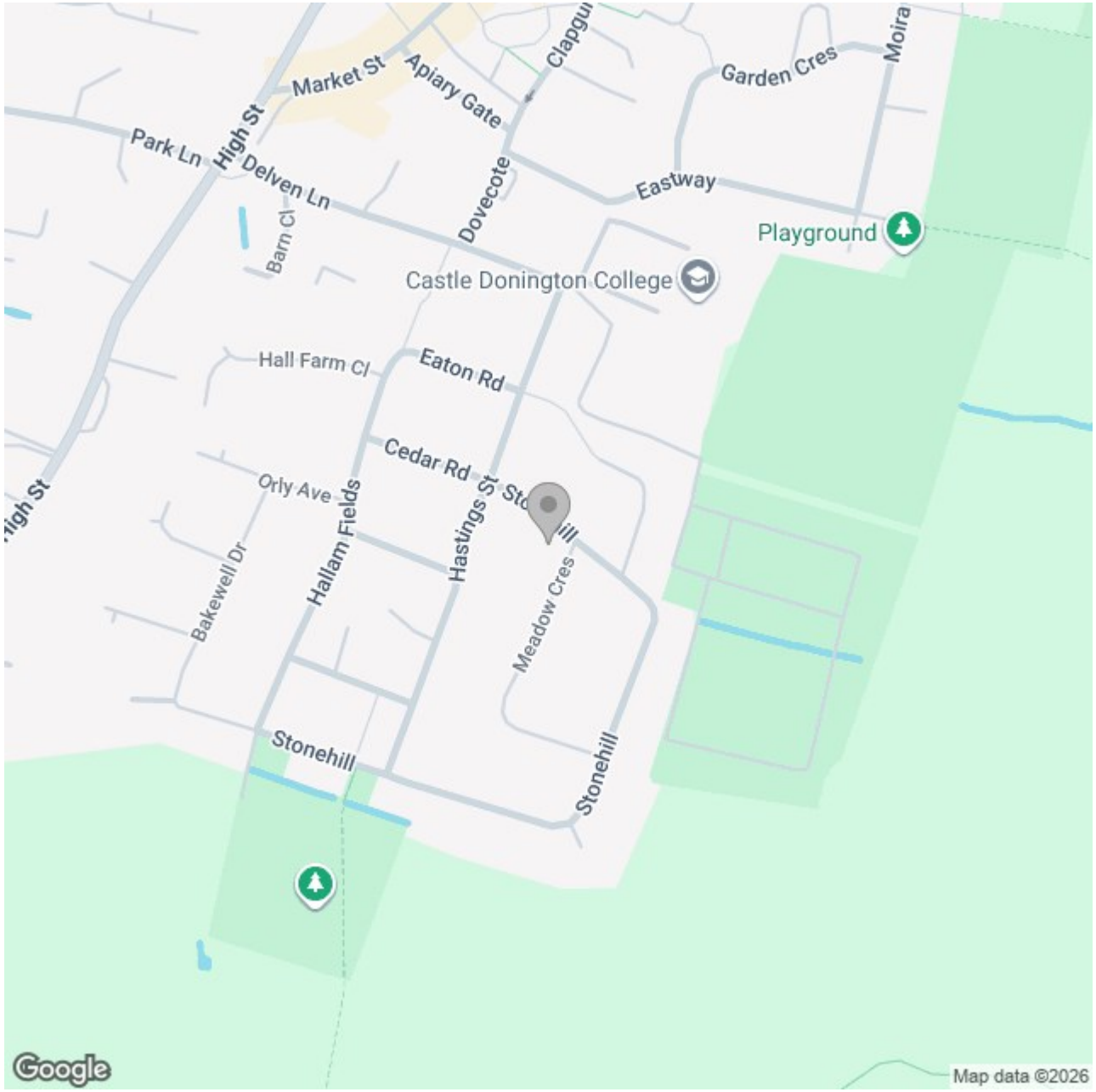

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