



## **41 Heritage road, Castle Donington, DE74 2YP**

**Offers In The Region Of £265,000**

New to the market, this modern semi-detached house located on Heritage Road, Castle Donington presents an excellent opportunity for first-time buyers and investors alike. The property being nearly new has been well-maintained and offers a contemporary living experience in a sought-after location.

Upon entering, you will find a spacious reception room that offer versatility for both relaxation and entertaining. The house features three well-proportioned bedrooms, including two double bedrooms, with the master bedroom benefiting from an en suite bathroom for added convenience and privacy. The additional bathroom serves the other rooms, making it ideal for families or guests.

The dedicated utility space enhances the practicality of the home, providing a designated area for laundry and storage. The property is surrounded by lush greenery, creating a peaceful atmosphere that is perfect for unwinding after a busy day.

### Location

Located on a sought after and peaceful location on a modern new build estate, this property offers the best of both worlds being close to local amenities and schools yet in a quiet location within Castle Donington.

The village of Castle Donington offers a range of high quality amenities including an array of independent shops and spots for dining or drinks as well as a well renowned Doctors surgery, local supermarkets and post office. The village also offers excellent transport links having the 24 hour Skylink bus service accessible within the village and being close to EMA, East Midlands Parkway and major road links.

### Entrance Hall

A welcoming entrance hall offering vinyl flooring, stairs rising to the first floor and doorway access into the reception room.

### Lounge

A generous reception room with vinyl flooring, double glazed window to the front aspect, central heating radiator, pendant light and handy under stairs cupboard.

### Kitchen

Having a contemporary fitted kitchen with a range of base, draw and shelf units, marble effect worktops, stainless steel sink with draining board and chrome Thermo tap over, oven, four ring gas hob with extractor over, space for dishwasher, space for fridge/freezer, central heating radiator and French doors leading out to the rear aspect of the property.

### Utility space

A fantastic addition to the property offering room for storage, space and plumbing for washing machine, window to side aspect and wall mounted boiler which has been serviced annually.

### Guest cloakroom

Having vinyl tile effect flooring, W/C, central heating radiator and hand basin with Thermo mixer tap.

### Master Bedroom

A generous double bedroom having carpeted flooring, central heating radiator, handy storage cupboard, and double glazed window to the front aspect.

### En Suite

Having grey feature tiling, central heating radiator, mirrored cabinet, W/C, hand basin with mixer tap and shower cubicle.

### Bedroom Two

Another spacious double bedroom offering carpeted flooring, central heating radiator and double glazed window to the rear aspect.

### Bedroom Three

A single sized bedroom which would make an ideal nursery/office space having carpeted flooring, double glazed window and central heating radiator.

### Family Bathroom

Having tiled flooring, heated towel rail, W/C, hand basin and bath with shower over.

### Garden

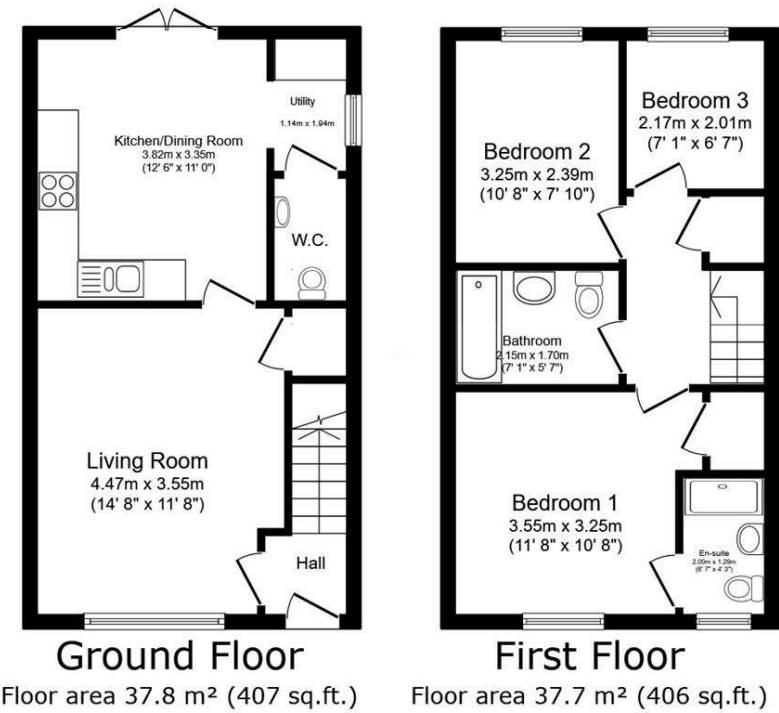
A private rear garden which benefits from being larger than average in size and not overlooked! Having multiple patio or decked seating areas, side access gate, ready dug boarder for planting and generous lawn area.

### MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



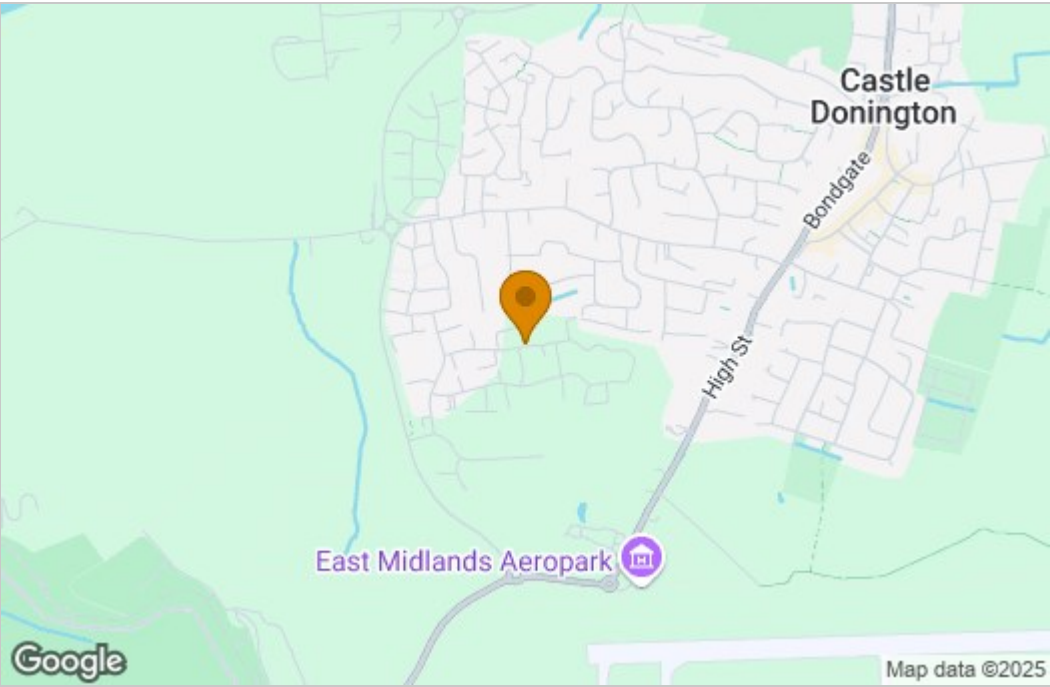
Floor Plan



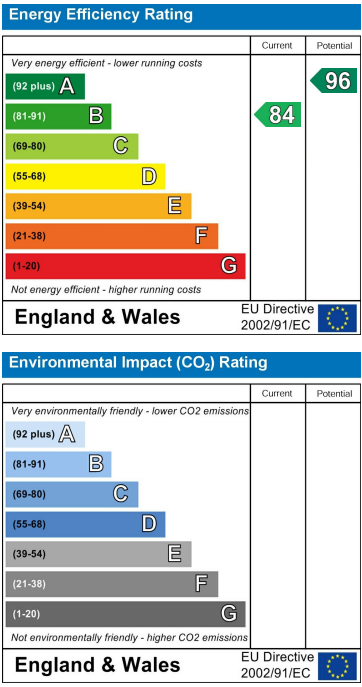
TOTAL: 75.6 m<sup>2</sup> (814 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.