



## **1 Selina Close, Castle Donington, DE74 2SS**

**Offers Over £290,000**

This detached three bedroom family home on Selina Close, Castle Donington is not to be missed! . With three well-proportioned bedrooms and a spacious reception space, this home is ideal for families seeking a welcoming environment. Spanning approximately 791 square feet, the property is set on a substantial corner plot, providing ample outdoor space and the exciting possibility for extension to the side or rear, subject to planning permission.

The modern fitted kitchen is a highlight, equipped with contemporary appliances ensuring both style and efficiency for everyday living. The property also benefits from driveway parking, adding convenience for residents and guests alike. Situated close to local schools and amenities, this home is perfectly positioned for a growing family. The surrounding area offers a friendly community atmosphere, making it an ideal choice for those looking to settle down in a vibrant neighbourhood.



## Accommodation

### Ground Floor

#### Entrance Hall

Accessed via uPVC doorway with full length obscured window to the side, carpeted flooring, stairs rising to the first floor, under stairs storage area central heating radiator and doorway entry to reception space and modern fitted kitchen.

#### Reception 22'8" x 11'5" (6.93 x 3.48)

Narrowing to 9'. With uPVC double glazed window to the front elevation, tilt and slide double glazed patio doors opening to the rear garden, two central heating radiators and doorway through to the modern fitted kitchen.

#### Kitchen 10'7" x 8'2" (3.25 x 2.51)

A fabulous high gloss modern kitchen with a range of wall, drawer and base units with complimenting worktops over, central heating radiator, laminate wood effect flooring, single stainless steel inset sink with mixer tap which overlooks the uPVC window to the rear enclosed garden,, Lamona induction hob and electric oven, integrated fridge freezer, integrated slimline Lamona dishwasher, storage cupboard, opaque uPVC framed double glazed door to the side elevation.

### First Floor

#### Landing

With access to the fully boarded roof space which houses the modern fitted central heating boiler. uPVC framed double glazed window to the side elevation, carpeted flooring and access to family bathroom and three generous bedrooms.

#### Master Bedroom 10'2" x 10'0" (3.12 x 3.07)

A good sized double bedroom with uPVC framed double glazed window to the rear elevation, central heating radiator, wardrobe recess with two double wardrobes and shelf storage and shelved airing/storage cupboard.

#### Bedroom Two 10'5" x 9'10" (3.18 x 3.02)

A second good sized double bedroom with uPVC framed double glazed window to the front elevation, central heating radiator and carpeted flooring.

#### Bedroom Three 7'4" x 7'4" (2.26 x 2.24)

An ideal single bedroom or office space which benefits from carpeted flooring, half boxing over stairs, uPVC framed double glazed window to the front elevation and central heating radiator.

### Family Bathroom

Comprising a suite in white of panelled bath with rainfall shower over, wash hand basin with cupboard storage unit beneath, low flush W/C, Opaque uPVC framed double glazed window to the rear elevation, part tiled walls, wall mounted heated towel rail and vinyl flooring.

### Outside

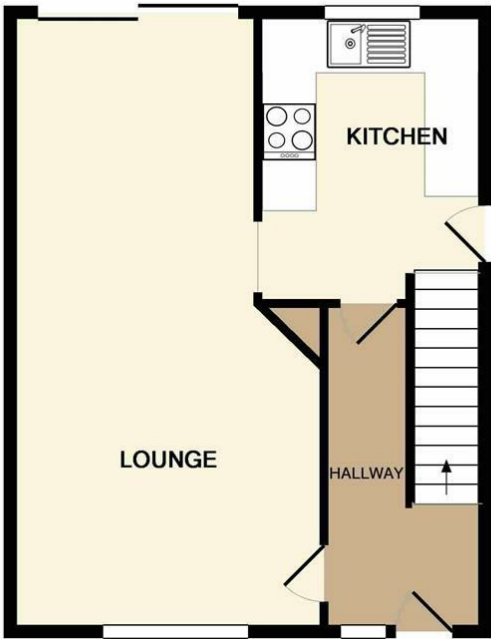
#### GARDENS AND PARKING

The property is situated on a fantastic sized corner plot, to the front incorporating a block paved driveway providing off road parking. Adjacent to this is a gravelled garden which extends to the side of the property and offers an access gate to the rear.

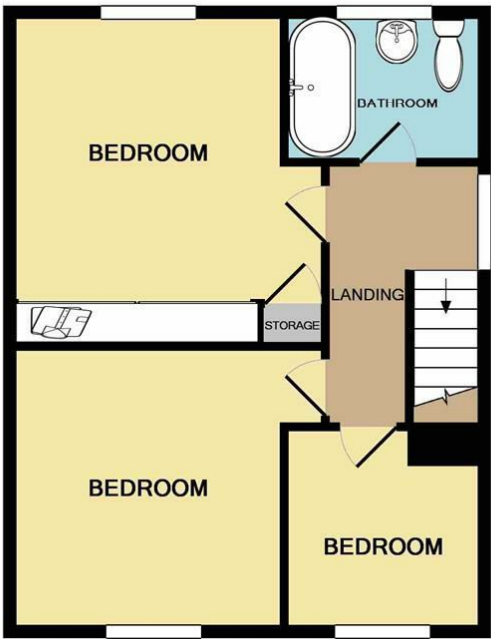
The rear offers a substantial patio seating area which wraps around the side aspects of the property with the remainder being mainly laid to lawn the rear garden is fully enclosed by a walled and fenced surround. Additionally there is an external tap and double power socket, also included within the sale will be the garden shed.

Please note there are external power sockets to both the front and rear elevations. The property also offers security lighting and has great potential for extension, subject to any necessary local authority approvals.

Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

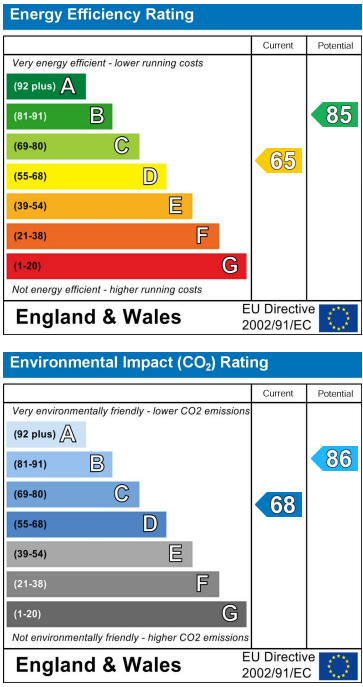
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Area Map



Energy Efficiency Graph



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