



3 Cavendish Close, Castle Donington, DE74 2NE

HOWKINS &
HARRISON

3 Cavendish Close,
Castle Donington,
Leicestershire, DE74 2NE

Asking Price: £265,000

Having been modernised to a high standard throughout, this two bedroom detached bungalow is located within a quiet cul de sac in the popular market town of Castle Donington. Across the one level living accommodation the property benefits from a large, open plan living/dining room, modern fitted kitchen, two double bedrooms and a three piece family bathroom. Externally there is off road parking for multiple vehicles as well as an enclosed rear garden.

An internal viewing is highly recommended.

Features

- Two bedroom detached bungalow
- Newly fitted kitchen with a range of appliances
- Renovated to a high standard throughout
- Large open plan living/dining room
- Two good size bedrooms
- Off road parking and single detached garage
- Offered to market with no upward chain
- Superior market town location
- Close to excellent commuter links



Location

Castle Donington a market town in the parish of Leicestershire enjoys a most enviable location, situated on the door step of Junction 24 & 24a of the M1 Motorway, M42, A50 leading to many East and West Midlands towns and cities, East Midlands Parkway Railway Station, East Midlands International Airport and of course the World renowned Donington Park Race Track. Locally the village enjoys an excellent array of local shops and boutiques, some excellent local restaurants including Gandi's, a fine Indian Restaurant. The opening of the Donington relief road has considerably reduced the flow of traffic through the village.



Accommodation Details

Approached over the concrete driveway, the property leads directly into an entrance hall with doors leading off into all of the one level living accommodation. Overlooking the front elevation there are two good sized double bedrooms both of which are serviced by the newly fitted three piece family bathroom. The main bedroom has a built in storage cupboards and moving towards the rear and offering views and sliding doors onto the rear garden is a generously sized living/dining room. From here a door also leads into a newly fitted Shaker style kitchen fitted with a good range of eye level and base units, built in appliances to include oven, hob, extractor hood, fridge freezer, dishwasher and microwave, complimentary part tiled walls, door and window to the rear elevation.

Outside

The property provides ample off road parking in the form of concrete driveway to the side elevation. In addition is a detached single garage and to the rear is a low maintenance, landscaped garden that presents two level patio areas ideal for outdoor seating.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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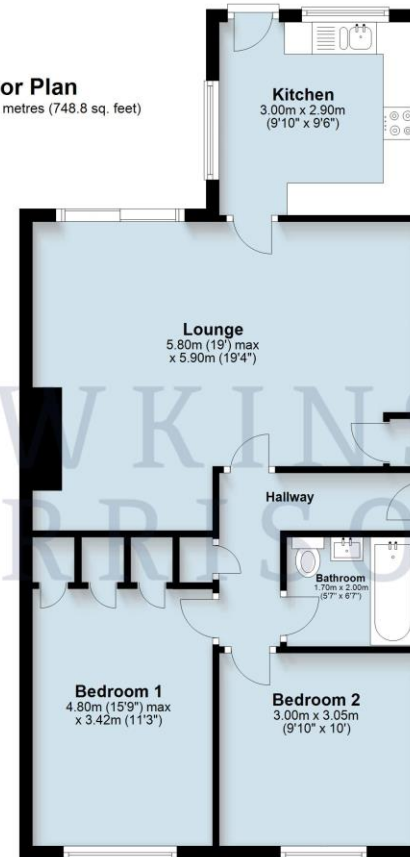
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Floor Plan

Approx. 69.6 sq. metres (748.8 sq. feet)



Total area: approx. 69.6 sq. metres (748.8 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.

Plan produced using PlanUp.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.