



40a The Spittal, Castle Donington, Derby, DE74 2NQ

HOWKINS &
HARRISON

40a The Spittal,
Castle Donington,
Derbyshire, DE74 2NQ

Guide Price: £275,000

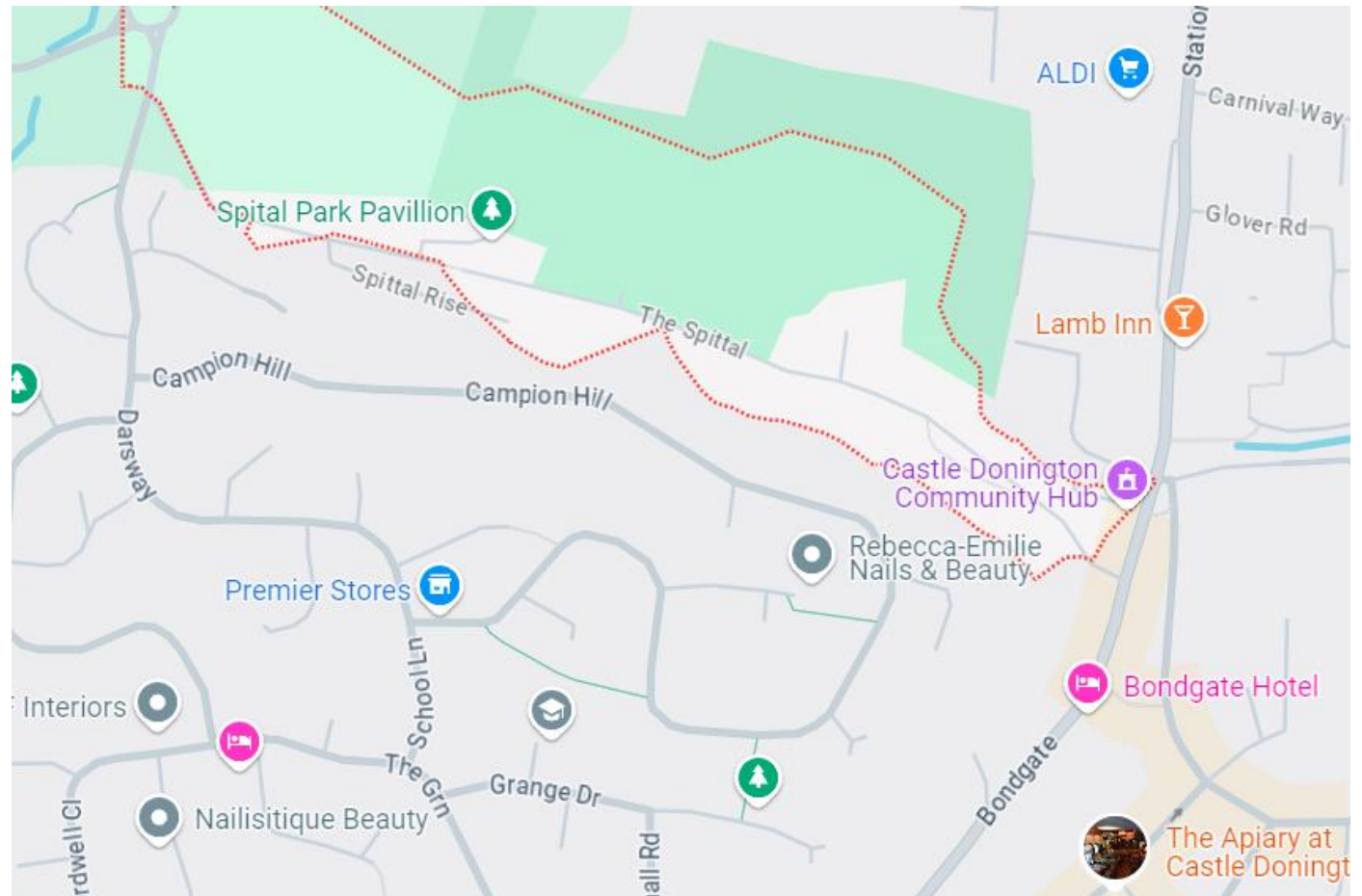
An extended three bedroom semi-detached family home located in a sought after village location close to excellent commuter road links. In brief the property comprises, hallway, 28ft lounge/dining room and an open plan kitchen into a generous size family/breakfast room/study overlooking the rear. Elsewhere is a cloakroom WC and access into adjoining garage. To the first floor there are three good size bedrooms and a family bathroom. Ample driveway provides off road parking and to the generous size rear garden with lawn and paved patio backs onto playing fields.

Benefiting from enviable open views to the front onto Spittal park and over 1100sqft of accommodation, viewing is highly recommended.



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 Gandhi's, a fine Indian Restaurant The opening of the Donington relief road has considerably reduced the flow of traffic through the village.



Accommodation Details - Ground Floor

The front door opens into a hallway with staircase rising off to the first floor with storage cupboard under. Off to the right is a 28ft lounge/dining room having a feature fireplace, walk in bay window to the front elevation and large window overlooking the rear garden. There is a modern fitted kitchen with a range of eye level and base units, wood block work surfaces and integrated appliances opening into a family room/breakfast room/study. Creating an open plan environment providing plenty of room for relaxation and entertaining. Finally on the ground floor is a cloakroom WC and internal access to the attached garage.

First Floor

The staircase rises to a first floor landing with store cupboard and doors leading off three bedrooms and a modern equipped shower room.





Outside

To the front there is a patterned concrete driveway providing off road parking leading to an attached single garage. The rear garden is fully enclosed tiered garden providing a spacious paved patio and lawned areas. with views over playing fields to the rear.



Features

- Sought After Village Location
- Extended semi-detached family home
- Large lounge/dining room
- Kitchen open plan into a family/breakfast room
- Three bedrooms and family bathroom
- Views over Spittal recreational park to the front
- Generous size lawned rear garden with paved patio
- Printed concrete driveway and attached garage





Viewing Arrangements

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

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

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

Council Tax

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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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.



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