

FOR SALE



Spitfire Road, Castle Donington

3 Bedrooms, 2 Bathroom, Mid Terraced House

£250,000



Spitfire Road, Castle Donington

3 Bedrooms, 2 Bathroom

£250,000

- Modern Miller Homes built town house
- Overlooking a green area to the front
- Three bedrooms, master with en-suite shower room
- Off road parking and garage

THE PROPERTY AND VILLAGE Situated within the ever popular Spitfire Road development is this attractively presented modern town house built to the Stretton design by Miller Homes. Overlooking a green area to the front elevation and with parking plus a garage to the rear, accommodation briefly includes entrance hall, lounge, guest cloakroom and dining kitchen. To the first floor three bedrooms (master with en-suite shower room) and bathroom. Easily maintainable and private garden to the rear.

Castle Donington itself is a highly popular town with an excellent standard of amenities including schooling at all levels, easy access to the national motorway network plus Parkway railway station and East Midlands airport. The vibrant and bustling town centre of Market Street and Borough Street is host to a number of independent cafes, bars, restaurants and boutique shops. A truly delightful place to live.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Accessed via a composite entrance door. Stairs rising to the first floor, central heating radiator.

LOUNGE 14' 4" x 12' (4.37m x 3.66m) With dual uPVC framed double glazed window overlooking the green area to the front elevation. Central heating radiator.

GUEST CLOAKROOM Comprising a suite in white of wash hand basin with storage beneath, W.C. Central heating radiator, extractor fan.

DINING KITCHEN 15' x 12' (4.57m x 3.66m) Narrowing to 8' 5". Including a range of units at eye and base level providing work surface, storage and appliance space.





Integrated appliances including four ring gas hob with extractor hood over, electric oven, fridge freezer and dishwasher. uPVC framed patio doors opening to the landscaped rear gardens, uPVC framed double glazed window to the rear elevation, central heating radiator, concealed wall mounted central heating boiler, quality flooring.

FIRST FLOOR

LANDING With airing cupboard and access to the insulated roof space.

MASTER BEDROOM 10' 1" x 8' 4" (3.07m x 2.54m) Narrowing to 8' 4". With uPVC framed double glazed window to the front elevation, central heating radiator and fitted wardrobes. En-suite shower room leading off.

EN-SUITE SHOWER ROOM Including a suite in white of wash hand basin and W.C. Walk in cubicle housing the mains fed shower with hand held attachment and rainfall shower head fitting. Chrome style heated towel

rail. Part tiled walls, extractor fan.

BEDROOM TWO 10' 5" x 7' 9" (3.18m x 2.36m) With uPVC framed double glazed window to the rear elevation. Central heating radiator.

BEDROOM THREE 7' 1" x 6' 11" (2.16m x 2.11m) Extending to 9'. With uPVC framed double glazed window to the rear elevation. Central heating radiator.

BATHROOM Comprising a suite in white of panelled bath with Mira electric shower over, wash hand basin with storage beneath, W.C. Central heating radiator, tiled floor, extractor fan.

OUTSIDE The property is set back from the pavement behind a narrow strip of garden. To the rear a private, easily maintained landscaped garden with gate accessing through to the parking and garage 18' 52 x 8' 3" with double opening timber doors.

NOTE The garage is leasehold, the lease commenced



on 1st January 2013 for a period of 250 years with a nominal ground rent. There is an annual management service charge for the upkeep of the communal courtyard and parking area paid in two installments and we are advised this is around £106.00 per installment .

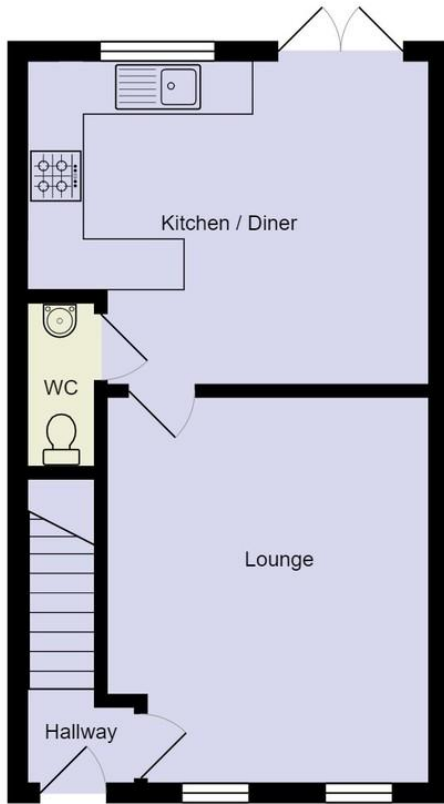


Energy Efficiency Rating

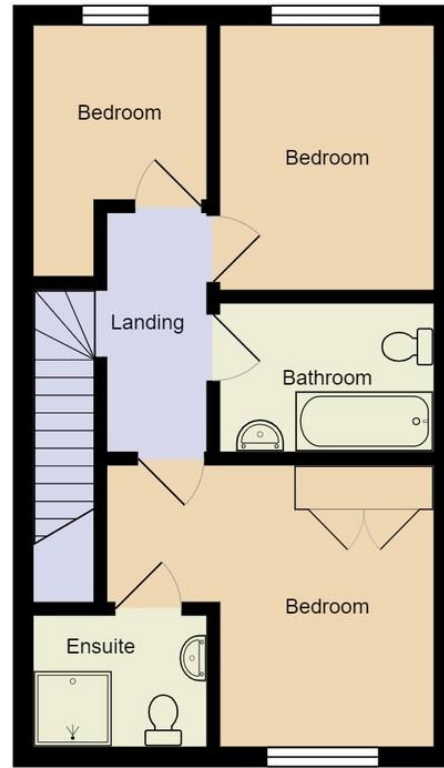
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		



Spitfire Road, Castle Donington, DE74 2AU



Ground Floor



1st Floor

Martin & Co Derby

15 St James Street • Derby • DE1 1RF
T: 01332 650068 • E: derby@martinco.com

01332 650068
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.