



School Lane,
Castle Donington, Derby
DE74 2RT

Price Guide £260-270,000

Freehold



A SPACIOUS AND WELL PRESENTED, RECENTLY REFUBISHED THREE BEDROOM DETACHED PROPERTY WITH GARAGE, PARKING AND GARDEN, BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to market this well presented three bedroom property, perfect for a wide range of buyers including first time buyers and the growing family alike. The property is constructed of brick and benefits from double glazing and gas central heating throughout and has recently undergone a refurb by the current vendors to include a newly fitted kitchen with cooker, redecoration throughout, some new flooring and carpets and new blinds. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises of an entrance hallway with built-in storage cupboard, ground floor W.C, spacious lounge/dining room and a newly fitted kitchen with integrated cooking appliances. To the first floor the landing leads to three generous bedrooms all with new carpets and the family bathroom. Outside to the front there is ample off street parking via a driveway with gated side access and access into the brick built garage. To the rear there is an enclosed garden with patio area, lawn and flower beds.

Located in the popular residential market town of Castle Donington, close to a wide range of local schools, shops and parks, there are fantastic transport links to the M1, A50 and A52 with East Midlands Airport being just a short drive away as well as local train stations.



Entrance Hall

UPVC double glazed front door, carpeted flooring, radiator, built-in storage cupboard, stairs to the first floor and ceiling light.

Ground Floor w.c.

2'7 x 5'4 approx (0.79m x 1.63m approx)

Obscure UPVC double glazed window to the front, vinyl flooring, low flush w.c., wall mounted sink and ceiling light.

Lounge/Dining Room

11' x 24'3 approx (3.35m x 7.39m approx)

UPVC double glazed window to the front and UPVC double glazed sliding door to the rear garden, carpeted flooring, radiator and ceiling light.

Kitchen

7'2 x 9'7 approx (2.18m x 2.92m approx)

UPVC double glazed window and door to the rear, vinyl flooring, wall, base and drawer units with work surface over, inset sink and drainer with swan neck mixer tap, integrated electric oven, induction hob with extractor fan over, spaces for a fridge freezer and washing machine and ceiling light.

First Floor Landing

UPVC double glazed window to the side, carpeted flooring and ceiling light.

Bedroom 1

13'6 x 8'6 approx (4.11m x 2.59m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 2

10'3 x 11'7 approx (3.12m x 3.53m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 3

10'8 x 8'8 to 5'5 approx (3.25m x 2.64m to 1.65m approx)

UPVC double glazed window to the front, carpeted flooring, built-in storage cupboard, loft access, radiator and ceiling light.

Bathroom

5'5 x 7'8 approx (1.65m x 2.34m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, radiator, bath, pedestal wash hand basin, low flush w.c. and ceiling light.

Outside

The garden has a patio, lawn and flower beds, off street parking and access to the brick built garage. To the rear the garden is laid mainly to lawn, shrubs and plants to the borders and fencing to the boundaries.

Directions

Proceed out of Long Eaton and through Sawley towards Castle Donington. Proceed through Castle Donington and at the traffic lights turn right into Park Lane, right into The Green and right again into School Lane.

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Council Tax

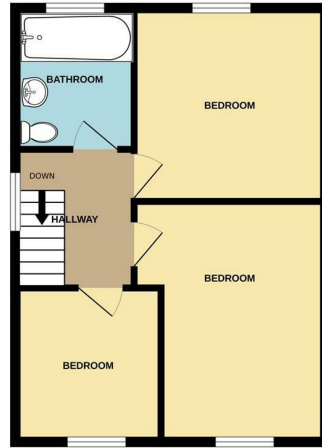
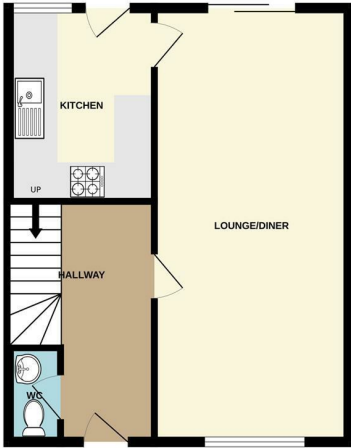
North West Leicestershire Council Band C



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	84
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.