

Spitfire Road,  
Castle Donington, Derby  
DE74 2AU

**£285,000 Freehold**





A BEAUTIFULLY PRESENTED FOUR BEDROOM, THREE STOREY HOME WITH A GLORIOUS OUTLOOK TO THE FRONT ASPECT!

Robert Ellis are delighted to offer to the market this stunning four bedroom, three-storey home that offers over 1300 sq.ft. of accommodation and is beautifully presented within the sought after area of Castle Donington. Built in 2014 by Bloor Homes, the property offers spacious and elegant living spaces, making it an ideal family home. The area of Castle Donington is known for its charming ambiance, excellent amenities, and convenient transport links, providing a great access to East Midlands Airport in addition to the M1, A453 and A50.

The property is stunning is throughout and internal accommodation comprises of an entrance hall, kitchen diner, lounge, four bedrooms with an en-suite to master and a four piece family bathroom. There is also a car port to the rear for two vehicles and a private rear garden.

Castle Donington is a sought after village location with there being a Co-op store at the bottom of the main hill where there is also a recently opened Lidl store, there are many other shops in the village centre as well as local pubs and restaurants. If required there are schools for all ages, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which links to the A50 and A42, East Midlands Airport, East Midlands Parkway station and main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East Midlands towns and cities.



### Entrance Hall

Double glazed door to the front, panelled wall, tiled flooring, stairs to the first floor, storage cupboard, radiator and doors to:

### Ground Floor w.c.

Low flush w.c., double glazed window to the front, pedestal wash hand basin.

### Kitchen Diner

8'4 x 9'1 approx (2.54m x 2.77m approx)

Double glazed window to the front, wall and base units with work surfaces over, inset stainless steel sink, five ring gas hob with extractor over, integrated double oven, integrated fridge freezer, integrated dishwasher and tiled flooring.

### Dining Area

8'5 x 7'7 approx (2.57m x 2.31m approx)

Dining area with tiled flooring, radiator.

### Lounge

12'3 x 15'6 approx (3.73m x 4.72m approx)

Double glazed patio doors to the rear with box bay, radiator.

### First Floor Landing

Stairs to the second floor and doors to:

### Bedroom 2

12'3 max x 15'6 approx (3.73m max x 4.72m approx)

Double glazed window to the rear and radiator.

### Bedroom 3

8'2 x 10'4 approx (2.49m x 3.15m approx)

Double glazed window to the front, radiator.

### Bedroom 4

7'7 x 7' approx (2.31m x 2.13m approx)

Double glazed window to the front and radiator.

### Bathroom

Panelled bath, low flush w.c., pedestal wash hand basin, double shower cubicle and wall mounted shower, part tiled walls, radiator and extractor fan.

### Second Floor Landing

### Bedroom 1

11'7 plus recess x 14'8 approx (3.53m plus recess x 4.47m approx)

Double glazed box bay window to the front, radiator and loft access.

### Dressing Room

Double wardrobes and access to:

### En-Suite

Velux window to the rear, double shower cubicle, low flush w.c., pedestal wash hand basin, tiled flooring, radiator.

### Outside

There are grass verge views to the front of the property.

The rear garden is laid mainly to lawn with a small patio area enclosed by panelled fencing, shrubs and borders.

### Car Port

With parking for 2 vehicles.

### Directions

Proceed out of Long Eaton through Sawley towards Castle Donington. Continue through Castle Donington and at the main traffic lights turn right into Park Lane. Follow the road for some distance and turn right onto Spitfire Road. 8031AMCO

### Council Tax

North West Leicestershire Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps, Superfast 80mbps

Phone Signal – EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

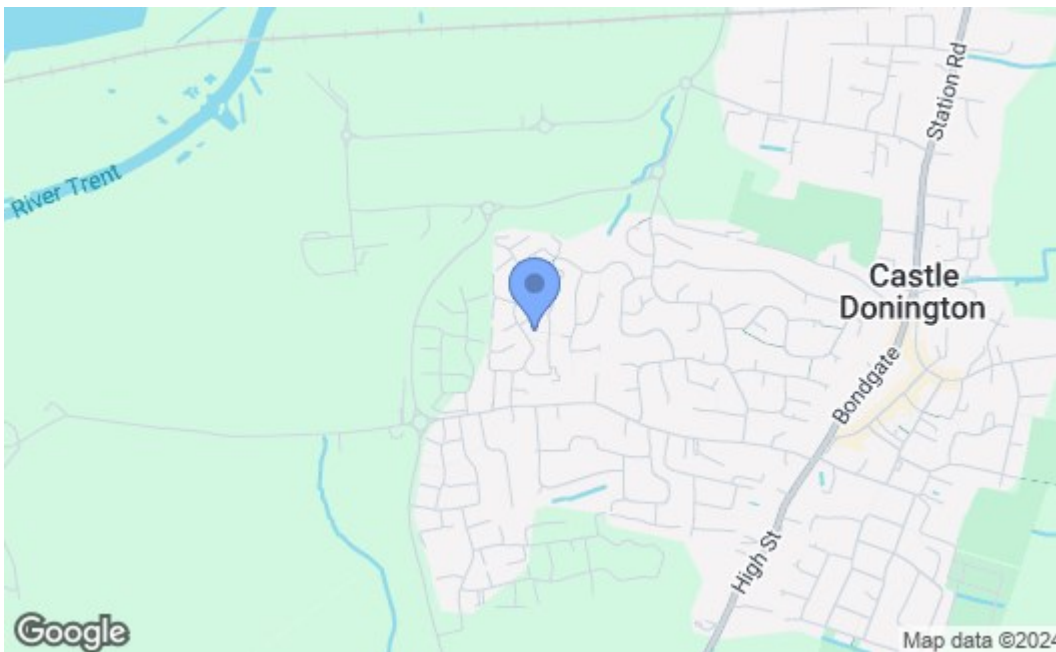
Other Material Issues – No







TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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