



Garden Crescent,
Castle Donington, Derby
DE74 2PL

O/I/R £229,950 Freehold

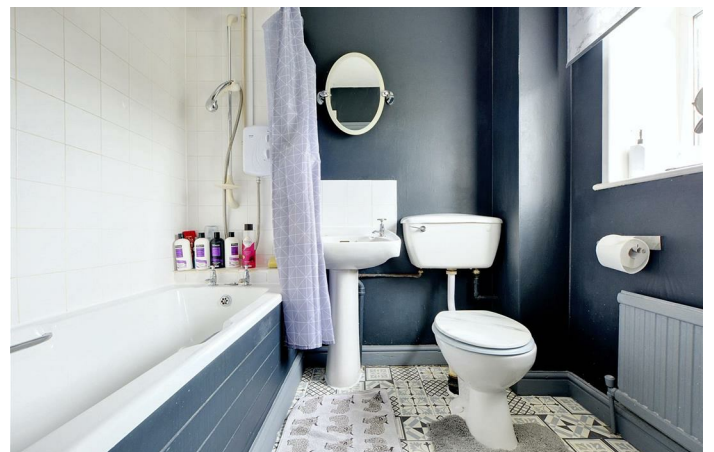
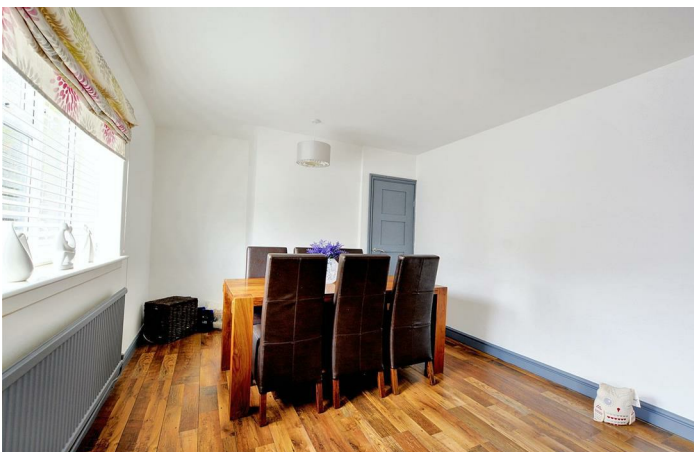


A GENEROUSLY SIZED THREE BEDROOM SEMI-DETACHED HOME PERFECT FOR FIRST TIME BUYERS AND FAMILIES ALIKE WITH OFF STREET PARKING AND LARGE ENCLOSED REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this spacious and well presented, three bedroom semi-detached house that would be perfect for first time buyers, families and people who are looking to downsize alike. The property boasts generous room sizes and plenty of off street parking as people will see when they view internally. This property is being sold with the added benefit of no onward chain and is within walking distance to the village centre. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a spacious entrance hallway, large open plan lounge/diner, kitchen and separate large storage room and downstairs WC. To the first floor, the landing leads to the three piece family bathroom and three generous bedrooms. To the exterior, there is ample off street parking to the front via a block paved driveway with access into the garden through a wooden gate, To the rear there is a large enclosed garden with patio area, external storage room, turf, flower beds and a wooden summer house.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. The village centre is within walking distance from this property where shops, the village church, restaurants, bars, beauty salons and banks can all be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport just a stones throw away.



Entrance Hall

UPVC double glazed window overlooking the side, wooden front door, laminate flooring, radiator, ceiling light.

Lounge/Diner

25'4 x 10'6 approx (7.72m x 3.20m approx)

UPVC double glazed windows overlooking the front, laminate flooring, radiator, storage cupboard, gas fire, ceiling light.

Kitchen

11'6 x 6'5 approx (3.51m x 1.96m approx)

UPVC double glazed window overlooking the rear, laminate flooring, radiator, wall and base units with work surfaces over, inset sink and drainer, space for fridge/freezer, space for washing machine, freestanding cooker, ceiling light.

Rear Hall

Wooden door leading to the rear garden, vinyl flooring, access into storage cupboard.

Ground Floor w.c.

5'3 x 2'3 approx (1.60m x 0.69m approx)

UPVC double glazed patterned window overlooking the side, vinyl flooring, low flush w.c., ceiling light.

First Floor Landing

UPVC double glazed window overlooking the rear, carpeted flooring, loft access, ceiling light.

Bedroom 1

13'1 x 10'5 approx (3.99m x 3.18m approx)

UPVC double glazed window overlooking the front, laminate flooring, radiator, ceiling light.

Bedroom 2

10'5 x 11'7 approx (3.18m x 3.53m approx)

UPVC double glazed windows overlooking the front, laminate flooring, radiator, storage cupboard, ceiling light.

Bedroom 3

6'5 x 10'2 approx (1.96m x 3.10m approx)

UPVC double glazed window overlooking the rear, laminate flooring, radiator, storage cupboard, ceiling light.

Family Bathroom

5'6 x 6'5 approx (1.68m x 1.96m approx)

UPVC double glazed window overlooking the rear, vinyl flooring, low flush w.c., pedestal sink, bath with shower over the bath, radiator, ceiling light.

Outside

To the front of the property there is ample off street parking available via a block paved driveway with access into the rear through a wooden gate.

To the rear, there is a large and enclosed garden with lawn, patio area, flower beds, a wooden summerhouse and an exterior storage room.

Directions

Proceed into Castle Donington along Station Road and at the traffic lights turn left onto Delvin Lane, second left into Dovecote, right onto Eastway and left into Garden Crescent.

8180RS

Council Tax

North West Leicestershire Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

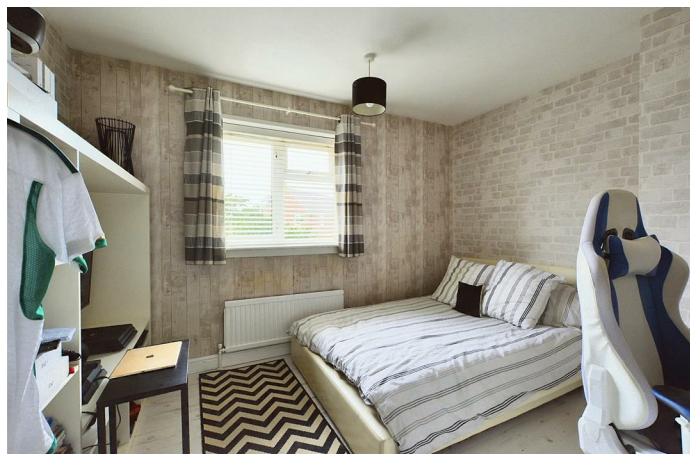
Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

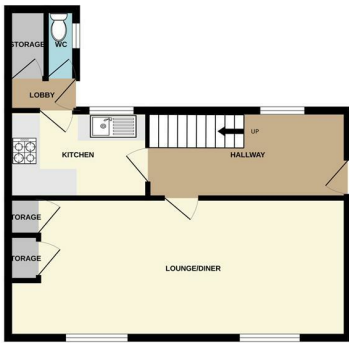
Any Legal Restrictions – No

Other Material Issues – No

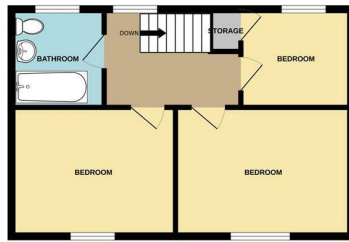




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.