



Heritage Road,  
Castle Donington, Derby  
DE74 2YP

**Price Guide £345-350,000**  
**Freehold**



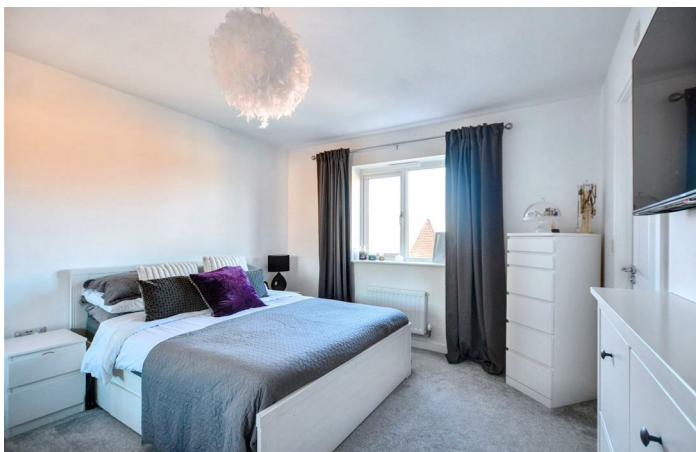


A FANTASTIC EXAMPLE OF A THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND GARDEN SITUATED WITHIN THIS RECENTLY CONSTRUCTED NEIGHBOURHOOD, PERFECT FOR A WIDE RANGE OF BUYERS. GUIDE PRICE £345,000 - £350,000

Robert Ellis are delighted to bring to the market this well presented and spacious, three bedroom detached family home, originally constructed by MILLER HOMES in 2022. The property is constructed of brick to the external elevations and benefits triple glazing and gas central heating throughout. This home would be perfect for a wide range of buyers and the area is still being developed with local shops and Starbucks that has recently opened alongside Foxbridge Primary school that has specifically been built for residents. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with a built in storage cupboard, downstairs WC, lounge with French doors to the rear garden and a large open plan kitchen/diner with integrated appliances. To the first floor, the landing leads to a three piece family bathroom and three generously sized bedrooms with the master benefitting an en-suite shower room. To the front, the property boasts a small shrubbed garden with ample off street parking to the side, access into the garden through a wooden gate and access into the brick built garage through an up and over manual door. To the rear, there is an enclosed garden with a patio area and turf.

Located in the popular residential village of Castle Donington with new amenities still being constructed such as shops and parks. Castle Donington high street is within walking distance where there are further shops, restaurants, bars and healthcare facilities. There are fantastic transport links such as nearby bus stops and easy access to major road links including the M1 and A50 with East Midlands Airport and local train stations being just a short drive away.



### Entrance Hall

Composite front door, LVT flooring, radiator, built in storage cupboard with space for a tumble dryer, painted plaster ceiling, ceiling light.

### Downstairs WC

3'4 x 5'8 (1.02m x 1.73m)

uPVC triple glazed window overlooking the front, LVT flooring, radiator, WC, pedestal sink, painted plaster ceiling, ceiling light.

### Lounge

9'9 x 13'6 (2.97m x 4.11m)

uPVC triple glazed French doors overlooking and leading to the rear garden, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Living Kitchen/Diner

10'2 x 23'9 (3.10m x 7.24m)

uPVC triple glazed window overlooking the front and side, uPVC triple glazed French doors overlooking and leading to the rear garden, LVT flooring, radiator, painted plaster ceiling, spotlights, integrated fridge/freezer, integrated dishwasher, integrated electric oven, gas hob and overhead extractor fan.

### First Floor Landing

Carpeted flooring, built in storage cupboard, painted plaster ceiling, loft access, ceiling light.

### Master Bedroom

10'9 x 11'9 (3.28m x 3.58m)

uPVC triple glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### En-Suite shower room

6'7 x 4'5 (2.01m x 1.35m)

uPVC triple glazed window overlooking the rear, tiled flooring, double enclosed shower unit, WC, wall mounted sink, painted plaster ceiling, spotlights.

### Bedroom Two

10'7 x 10'9 (3.23m x 3.28m)

uPVC triple glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

9'7 x 11'3 (2.92m x 3.43m)

uPVC triple glazed window overlooking the front, carpeted flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

### Family Bathroom

7'0 x 5'2 (2.13m x 1.57m)

uPVC triple glazed window overlooking the side, tiled flooring, bath with mixer tap and shower over the bath, low flush w.c., wall mounted sink, painted plaster ceiling, spotlights.

### Outside

To the front of the property, there is a small shrubbed garden with off street parking to the side of the property with a wooden gate leading into the garden and access into the brick built garage through an up and over manual door. To the rear, there is an enclosed garden with a patio area and turf.

### Directions

Proceed out of Long Eaton along Tamworth Road and through Sawley in the direction of Castle Donington. On entering Castle Donington proceed on Station Road which becomes Bond Gate and at the traffic lights turn right onto Park Lane, left into Craner Road and follow the road round, left into Welsted Road, left into Heritage Road.

8467RS

### Council Tax

North West Leicestershire Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – SKY, VIRGIN AND BT

Broadband Speed -

Broadband (estimated speeds)

Standard 15 mbps

Superfast 44 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

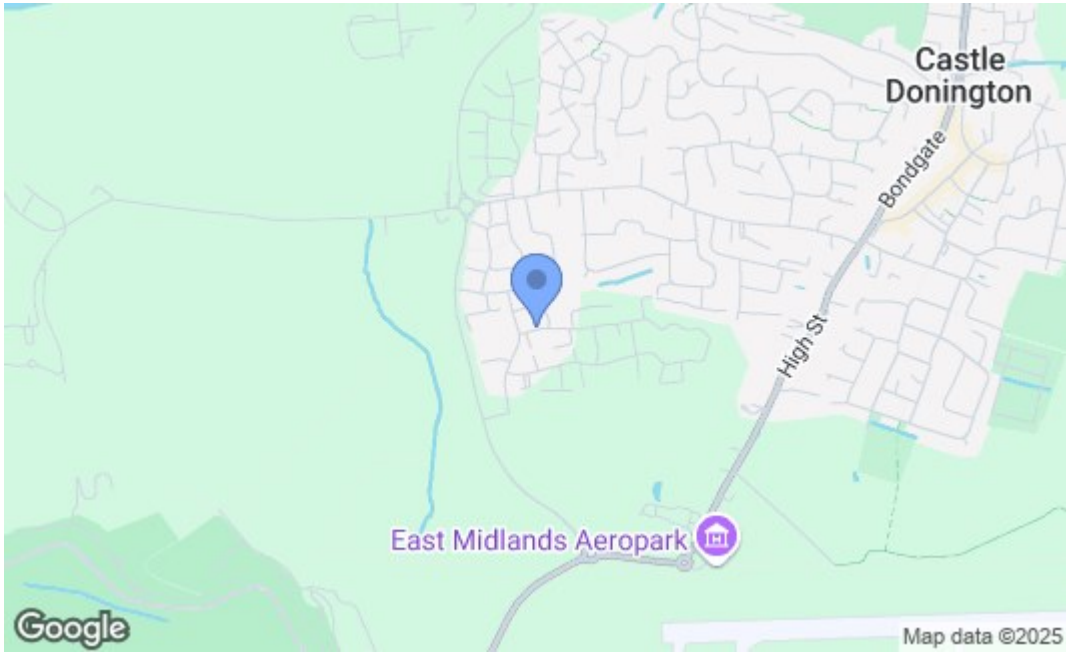
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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 <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		
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.