



Heritage Road,  
Castle Donington, Deby  
DE74 2YR

**£399,950 Freehold**



A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM DETACHED HOME WITH OFF STREET PARKING, BRICK BUILT GARAGE AND ENCLOSED GARDEN.

Robert Ellis are delighted to bring to the market this superb example of a four bedroom detached house originally constructed by REDROW in 2022. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout with upgrades added by the current vendors. This property would be suitable for a wide range of buyers and 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, Lounge, Playroom, downstairs WC, open plan kitchen/diner with integrated appliances and a utility room. To the first floor, the spacious landing leads to four generously sized bedrooms with the master bedroom boasting fitted wardrobes and an en-suite shower room. The second bedroom also benefits fitted wardrobes and there is also a three piece family bathroom suite. To the exterior, the property sits on a corner plot and benefits off street parking via a driveway with access into the brick built, detached garage via an up and over manual door. The garage benefits from power and lighting. To the rear, there is a private and enclosed garden with a patio area and lawn.

This property is located within the popular residential village of Castle Donington. The main village of Castle Donington is just a short walk or drive away where high street shops, healthcare facilities, bars and restaurants can be found. This property has been constructed as part of a wider development which also features new amenities for residents such as Foxbridge Primary school which has been specifically constructed for this development alongside a new industrial park, Starbucks drive through and Sainsburys local shop. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1 and A50 with East Midlands Airport being less than a 5 minute drive away.



### Entrance Hall

Composite front door, tiled flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

### Lounge

15'4 x 10'2 approx (4.67m x 3.10m approx)

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

### Playroom

8'5 x 11'6 approx (2.57m x 3.51m approx)

uPVC double glazed windows overlooking the front and the side, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Ground Floor w.c.

3'2 x 4'3 approx (0.97m x 1.30m approx)

Tiled flooring, low flush w.c., wall mounted sink, radiator, painted plaster ceiling, ceiling light.

### Kitchen/Diner

12'5 x 14'5 approx (3.78m x 4.39m approx)

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

### Utility Room

4'4 x 3'2 approx (1.32m x 0.97m approx)

Tiled flooring, space for washing machine, space for tumble dryer, painted plaster ceiling, ceiling light.

### First Floor Landing

Carpeted flooring, radiator, loft access, painted plaster ceiling, ceiling light.

### Master Bedroom

12'4 x 10'6 approx (3.76m x 3.20m approx)

uPVC double glazed window overlooking the front, side and back, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### En-Suite Shower Room

6'4 x 3'3 (1.93m x 0.99m)

uPVC double glazed patterned window overlooking the side, tiled flooring, WC, wall mounted sink, single enclosed shower unit, heated towel rail, painted plaster ceiling, spotlights.

### Bedroom Two

12'5 x 8'5 approx (3.78m x 2.57m approx)

uPVC double glazed windows overlooking the front and the side, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### Bedroom Three

7'3 x 9'8 approx (2.21m x 2.95m approx)

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

### Bedroom Four

9'7 x 7'9 approx (2.92m x 2.36m approx)

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

### Family Bathroom

5'2 x 7'3 (1.57m x 2.21m)

uPVC double glazed patterned window overlooking the front, tiled flooring, low flush w.c., bath with shower over the bath, wall mounted sink, heated towel rail, painted plaster ceiling, spotlights.

### Outside

This property sits on a corner plot and to the front benefits off street parking via a driveway, with access through a wooden gate into the garden and access into the brick built detached garage through an up and over manual door which benefits power and lighting. To the rear, there is an enclosed and private garden with a patio area and lawn.

### 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.  
8462RS

### Council Tax

North West Leicestershire Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 27 mbps

Superfast -

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

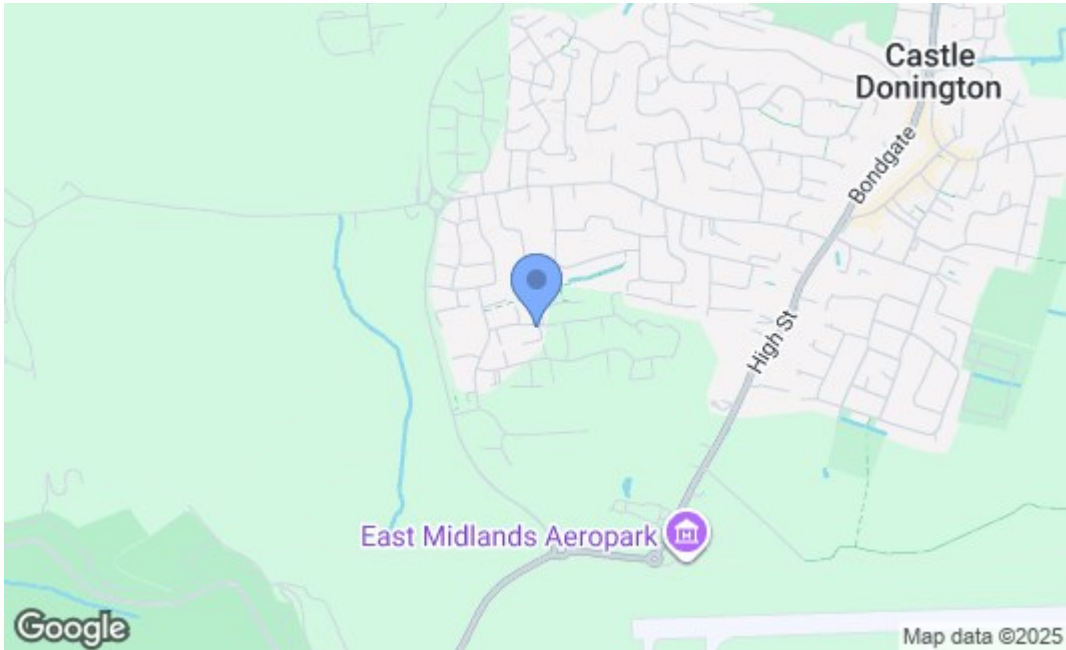
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 94        |
| (81-91) B                                                       | 85      |           |
| (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.