

# Robert Ellis

*look no further...*



The Spittal,  
Castle Donington, Derby  
DE74 2NQ

**£309,950 Freehold**

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@robertellisea





A STUNNING 17TH CENTURY, TWO BEDROOM SEMI-DETACHED GRADE II LISTED COTTAGE WITH OFF STREET PARKING AND A BRICK BUILT GARAGE WITH ENCLOSED REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS AND BOASTING CHARACTER THROUGHOUT.

Robert Ellis are delighted to bring to the market this superb example of a characterful cottage built in approximately 1670 that has been renovated and maintained by the current owners to a high standard throughout. The property sits on The Spital, a desirable location and one of the oldest roads in Castle Donington and is Grade II listed and within a conservation area. This property would be ideal for a wide range of buyers and an internal viewing is highly recommended to appreciate the property, character and location that is on offer.

In brief, the property comprises an entrance hallway with a wooden stable door, modern fitted kitchen with integrated appliances, lounge with a log burner and three piece bathroom suite. To the first floor, the landing leads to two generous bedrooms with the master benefitting from fitted wardrobe space. The entire property boasts character and features throughout such as exposed brick and beamed ceilings. To the exterior, there is an enclosed and low maintenance rear garden with off street parking via a driveway through double wooden gates and a brick built garage with power, lighting and an electric door.

Located in the popular residential village of Castle Donington on one of the oldest roads running through the village. The village centre is within walking distance where local shops, restaurants, pubs, doctors, vets and more can be found with local schools also within walking distance. 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

Wooden stable front door, wooden single glazed window overlooking the front, vinyl flooring, loft access, painted plaster ceiling.

### Lounge

9'0 x 14'0 (2.74m x 4.27m)

Wooden front door, wooden single glazed windows overlooking the front and the rear, vinyl flooring, log burner, beamed ceiling, wall lights.

### Kitchen

7'3 x 11'4 (2.21m x 3.45m)

Wooden single glazed window overlooking the rear, Corian worktops, integrated electric oven, integrated electric hob, overhead extractor fan, beamed ceiling, integrated slimline dishwasher, integrated washing machine, integrated fridge, integrated tumble dryer, integrated wine cooler, wall lights, radiator and vinyl flooring.

### Bathroom

7'8 x 6'2 (2.34m x 1.88m)

Wooden window overlooking the rear, vinyl flooring, radiator, WC, freestanding bath, top mounted sink, painted plaster ceiling, ceiling light.

### Landing

Carpeted flooring, beamed ceiling, ceiling light.

### Bedroom One

10'6 x 9'1 (3.20m x 2.77m)

Wooden window overlooking the front, carpeted flooring, radiator, fitted wardrobes, beams, painted plaster ceiling, ceiling light.

### Bedroom Two

8'9 x 7'3 (2.67m x 2.21m)

Wooden single glazed window overlooking the side, carpeted flooring, radiator, beams, painted plaster ceiling, ceiling light.

### Outside

To the front, the property has off street parking via a driveway with double wooden gates and access into the brick built garage which has power and lighting. There is a

private and low maintenance rear garden with a patio area and wooden storage shed.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed -

Standard 14 mbps

Superfast 80 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

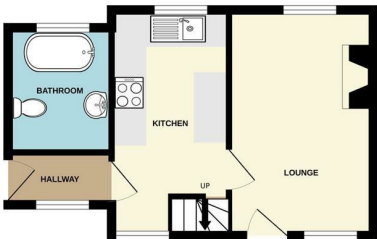
Any Legal Restrictions – No

Other Material Issues – No

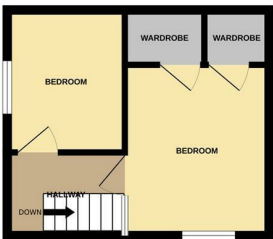


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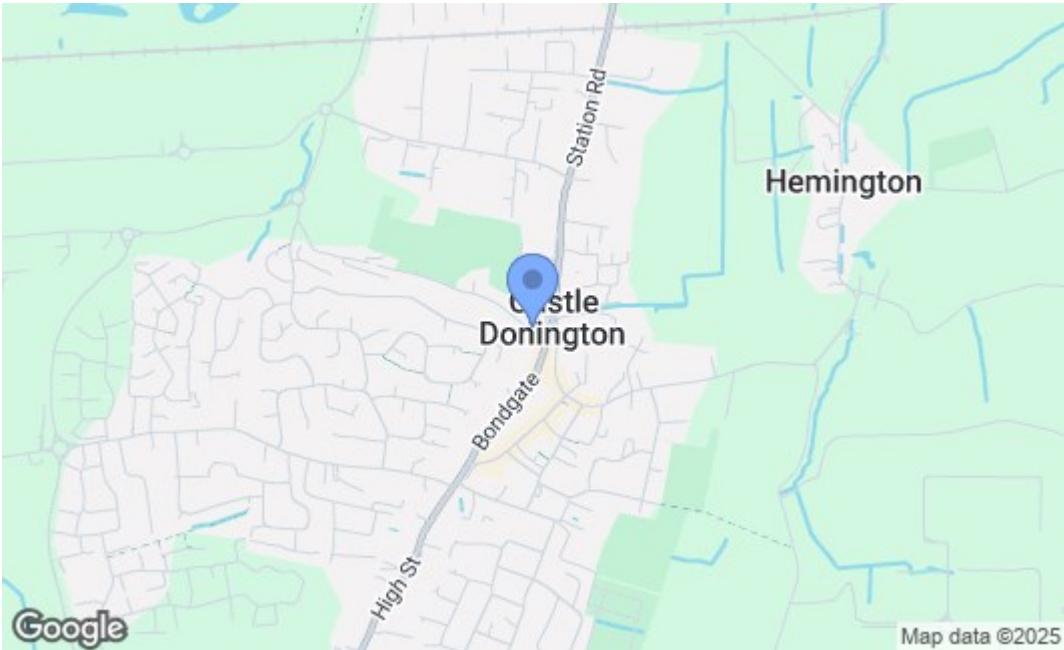
GROUND FLOOR



1ST FLOOR



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		
(81-91) B		
(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		

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