



Heritage Road,  
Castle Donington, Derby  
DE74 2YP

**£319,950 Freehold**



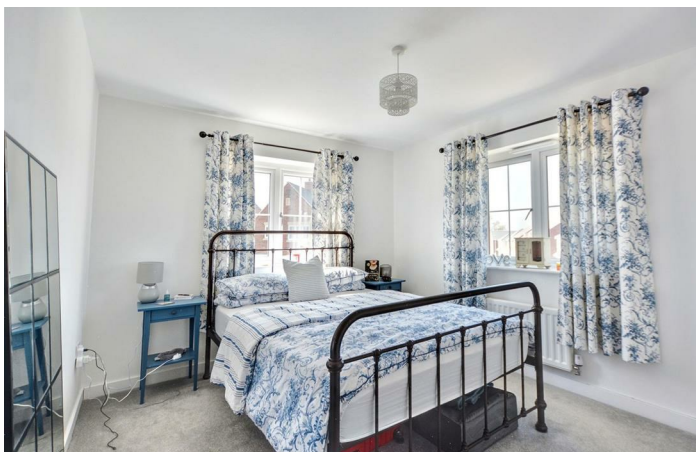


A WELL PRESENTED AND FANTASTIC EXAMPLE OF A THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, BRICK BUILT GARAGE AND ENCLOSED REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS AND SITUATED WITHIN THIS DESIREABLE NEW DEVELOPMENT OF CASTLE DONINGTON.

Robert Ellis are delighted to bring to the market this well presented and spacious, three bedroom detached family home. The property is constructed of brick and was originally constructed in 2023 by MILLER HOMES and retains the remainder of the NHBC warranty. Perfect for a wide range of buyers, the property sits within a pleasant corner plot overlooking a green to the front and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, lounge, kitchen/diner with integrated appliances and utility room. To the first floor, the landing leads to a three piece family bathroom suite and three generous bedrooms with the master bedroom benefitting from an en-suite shower room. To the exterior, the property sits on a corner plot and overlooks a green to the front and has off street parking with access through an up and over manual door into the brick built garage which benefits power and lighting. To the rear, there is an enclosed garden with turf, an exterior power socket and access through a wooden gate onto the driveway.

Located in the popular new development of Castle Donington, close to a wide range of local schools, shops and parks. The property is within walking distance to Castle Donington village where a wide range of pubs, restaurants, shops, doctors, vets and healthcare facilities can be found. 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 and local train stations being just a short drive away.



### Entrance Hall

Composite front door, luxury vinyl tile flooring, radiator, painted plaster ceiling, ceiling light.

### Downstairs WC

2'9 x 4'2 (0.84m x 1.27m)

Luxury vinyl tile flooring, WC, pedestal sink, painted plaster ceiling, radiator, ceiling light.

### Lounge

9'6 x 17'7 (2.90m x 5.36m)

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

### Kitchen/Diner

9'2 x 17'7 (2.79m x 5.36m)

uPVC double glazed windows overlooking the rear and the side with French doors overlooking and leading to the garden, luxury vinyl tile flooring, radiator, integrated electric oven, integrated gas hob and overhead extractor fan, integrated dishwasher, integrated fridge/freezer, painted plaster ceiling, ceiling lights.

### Utility Room

6'1 x 5'9 (1.85m x 1.75m)

Composite rear door, luxury vinyl tile flooring, built in storage cupboard, radiator, space for washing machine, space for tumble dryer, painted plaster ceiling, ceiling light.

### First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, storage cupboards with one containing the wall mounted boiler, loft access, painted plaster ceiling, ceiling light.

### Bedroom One

9'8 x 13'5 (2.95m x 4.09m)

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

### En-Suite Shower Room

6'4 x 5'4 (1.93m x 1.63m)

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

### Bedroom Two

10'4 x 9'4 (3.15m x 2.84m)

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

### Bedroom Three

8'1 x 7'3 (2.46m x 2.21m)

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

### Family Bathroom

5'1 x 6'5 (1.55m x 1.96m)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, bath with shower over the bath, vinyl flooring, wall mounted sink, painted plaster ceiling, ceiling light.

### Outside

To the front the property overlooks a green area and sits within a corner plot of this new development. There is off street parking to the side for two vehicles and access into the brick built garage through the manual up and over door with power and lighting within the garage. To the rear there is an enclosed garden with turf, exterior power socket and wooden gate leading to the side.

### 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.  
8574RS

### 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 AND VIRGIN

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

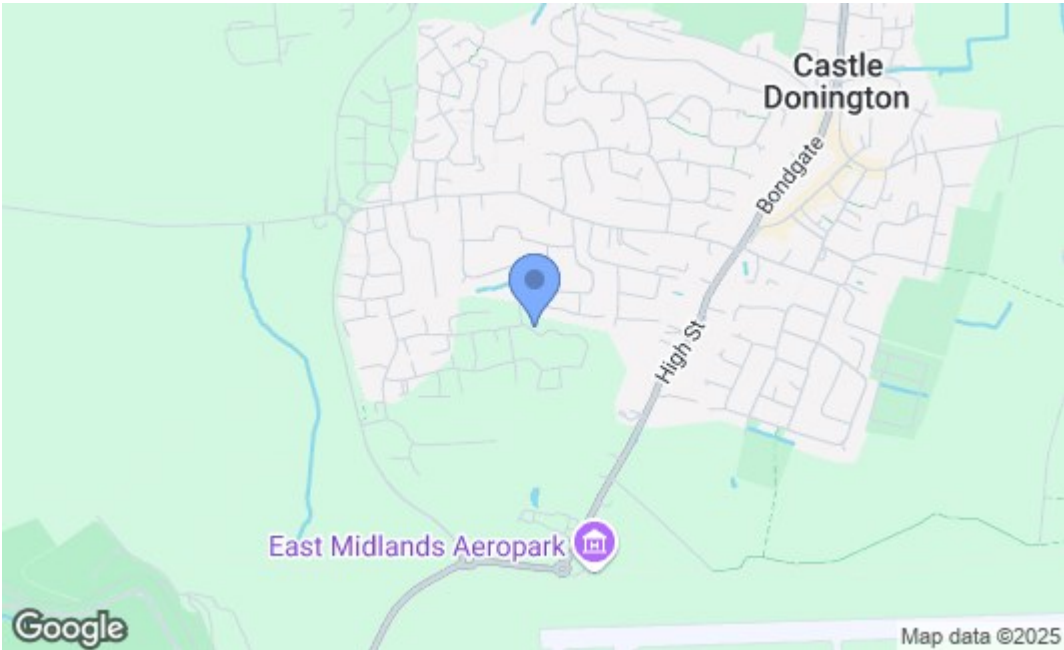
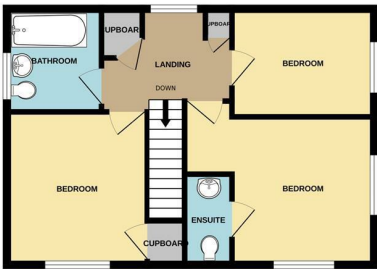
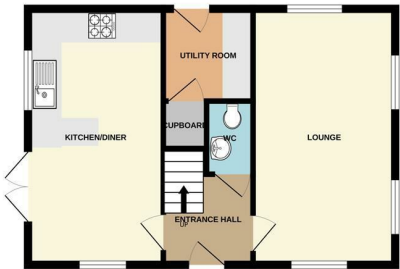
Non-Standard Construction – No

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	83	
(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.