

Bentley Road,
Castle Donington, Derby
DE74 2UL

£399,995 Freehold



A WELL PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this well presented and spacious detached family home. The property is modern throughout and benefits being sold with no onward chain. There is double glazing and gas central heating throughout and would ideally suit a range of buyers. An internal viewing is highly recommended to appreciate the space and location on offer.

In brief, the property comprises; an entrance hallway with built in storage cupboard, downstairs WC, a large lounge, open plan kitchen/dining/living space with integrated appliances and French doors leading to the rear and a separate utility room with built in storage. To the first floor the landing leads to the master bedroom boasting fitted wardrobes and a shower room en-suite, three more generous bedrooms with some other fitted wardrobe space and finally the modern family bathroom suite. To the exterior, the property benefits off street parking for two vehicles and access into the brick built garage through an up and over manual door to the front and gated access to the side into the garden. To the rear there is a private and enclosed garden with seating areas, turf and mature tree's and shrubs.

Located in the popular residential town of Castle Donington, close to a wide range of local schools, shops and parks. There are fantastic facilities available including the nearby CO-OP, healthcare facilities and bars/restaurants within the town centre. The property and location also benefit nearby bus stops and easy access to major road links including the M1 and A50 with local train stations and East Midlands Airport being just a short drive away.



Entrance Hall

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

Cloaks/w.c.

5'4 x 2'7 approx (1.63m x 0.79m approx)

Tiled flooring, WC, radiator, painted plaster ceiling, ceiling light.

Lounge

11'5 x 20'6 (3.48m x 6.25m)

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

Kitchen/Diner

20'6 x 11'9 approx (6.25m x 3.58m approx)

uPVC double glazed French doors leading to the rear garden, tiled flooring, radiator, integrated dishwasher, integrated fridge/freezer, integrated electric oven, 6 ring gas hob and overhead extractor fan, painted plaster ceiling, ceiling light.

Utility Room

5'2 x 5'6 approx (1.57m x 1.68m approx)

Composite rear door, tiled flooring, space for washing machine, built in storage cupboard, radiator, painted plaster ceiling, ceiling light.

First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, radiator, loft access, built in storage cupboard, painted plaster ceiling, ceiling light.

Master Bedroom

11'3 x 16'7 to 9'2 approx (3.43m x 5.05m to 2.79m approx)

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

En-Suite

5'1 x 5'9 approx (1.55m x 1.75m approx)

uPVC double glazed patterned window overlooking the front, tiled flooring, heated towel rail, double enclosed shower unit, WC, pedestal sink, painted plaster ceiling, ceiling light.

Bedroom Two

11'9 x 11'6 approx (3.58m x 3.51m approx)

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

Bedroom Three

11'9 x 8'3 approx (3.58m x 2.51m approx)

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

Bedroom Four

8'0 x 5'8 approx (2.44m x 1.73m approx)

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

Family Bathroom

5'9 x 6'4 approx (1.75m x 1.93m approx)

uPVC double glazed window overlooking the side, vinyl flooring, WC, bath with mixer tap and shower over the bath, pedestal sink, heated towel rail, painted plaster ceiling, ceiling light.

Outside

To the front of the property there is off street parking for two cars available and access through a gate into the garden and into the brick built garage through the up and over manual door. To the rear there is an enclosed garden with seating area's, turf and mature tree's and shrubs.

Directions

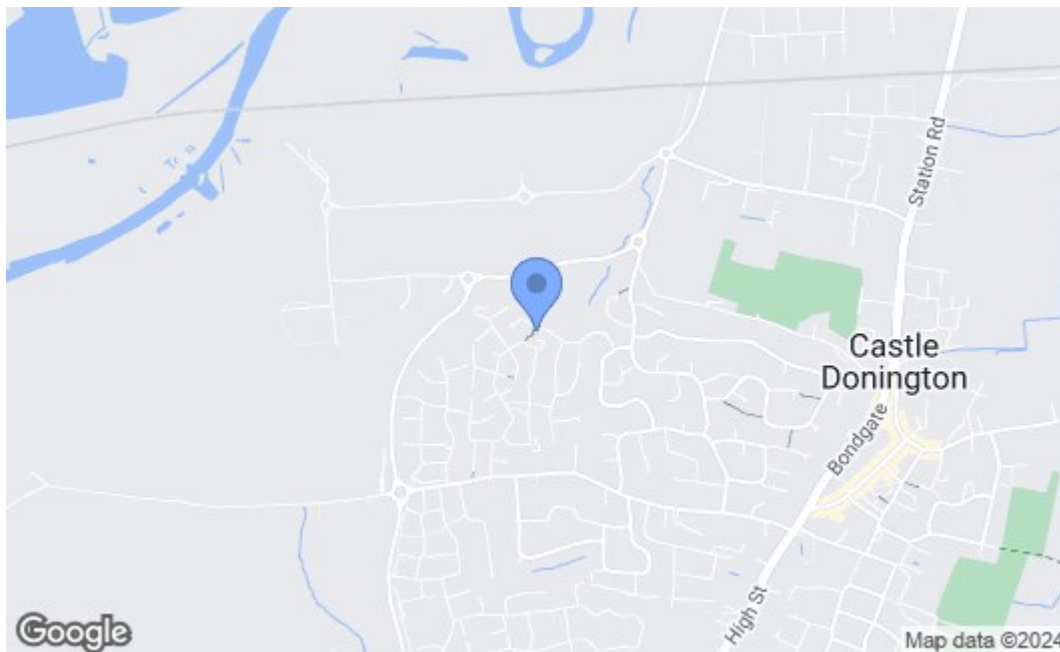
Proceed out of Long Eaton along Tamworth Road continuing over the traffic island and through Sawley. At the traffic island take the exit to Castle Donington. Continue towards Castle Donington and onto Station Road. Turn right onto Trent Lane by the Co-op and at the island turn left onto Back Lane, follow the road where Bentley Road can be found on the right.

7728RS

Council Tax

North West Leicestershire Council Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		80	
(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 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.