



Spitfire Road
Castle Donington Derby



Property Description

A very neat two bedroom semi-detached modern property benefitting from UPVC double glazing, gas central heating, tandem driveway and being offered for sale with no upward chain.

A very neat two bedroom semi-detached modern property benefitting from UPVC double glazing, gas central heating, tandem driveway and being offered for sale with no upward chain.

The property is offered for sale with either shared or full home ownership further details can be found at the end of the brochure.

Internally the property is neutrally presented and briefly comprises: Entrance hallway with guest cloak room, fitted kitchen with space for all necessary appliances, spacious lounge to the rear with access to the garden and useful under stairs store cupboard. To the first floor there are two very well proportioned bedrooms and three piece white bathroom suite with shower. Externally there is a tandem driveway to the side of the property providing off road parking for two vehicles and private rear garden with fenced boundaries.

The property is located within close proximity to the impressive range of amenities found within Castle Donington as well as ease of access further a field by the A50 and M1 corridor. Within this new development there are a variety of public and amenity green spaces.

Entrance Hallway

Main front door with double glazed panelled inset, side UPVC double glazed window, laminate floor coverings, stairs lead of the first floor, telephone point and radiator.

Cloakroom

Fitted with a low level WC and wash hand basin, vinyl floor covering and radiator.

Kitchen

10' 1" x 6' 11" (3.07m x 2.11m)
Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate worktop and matching up stands, stainless steel sink and drainer, stainless steel integrated electric oven with gas hob and extractor fan over, space and plumbing for washing machine, space for a tall fridge freezer, vinyl floor covering, UPVC double glazed window with a fitted venetian blind and radiator.

Spacious Lounge

13' 8" x 12' 10" (4.17m x 3.91m)
With a UPVC double glazed door giving easy access to the rear garden and a UPVC double glazed window, laminate floor covering, TV aerial point, useful under stairs store cupboard and radiator.

First Floor Landing

UPVC double glazed window and loft hatch.

Bedroom One

13' 8" x 10' 10" (4.17m x 3.30m)
UPVC double glazed window to the front elevation, built in store cupboard with shelves, TV aerial point, telephone point and radiator.

Bedroom Two

15' 6" x 7' 2" (4.72m x 2.18m)
UPVC double glazed window with fitted vertical blinds, telephone point and radiator.

Bathroom

9' x 6' 2" (2.74m x 1.88m)
Fitted with a white three piece suite comprising a panelled bath with a shower screen and electric shower over, low level WC and pedestal wash hand basin, tiled splash areas, recently installed vinyl floor covering, UPVC double glazed window, extractor fan, radiator and a built in cupboard housing the central heating boiler.

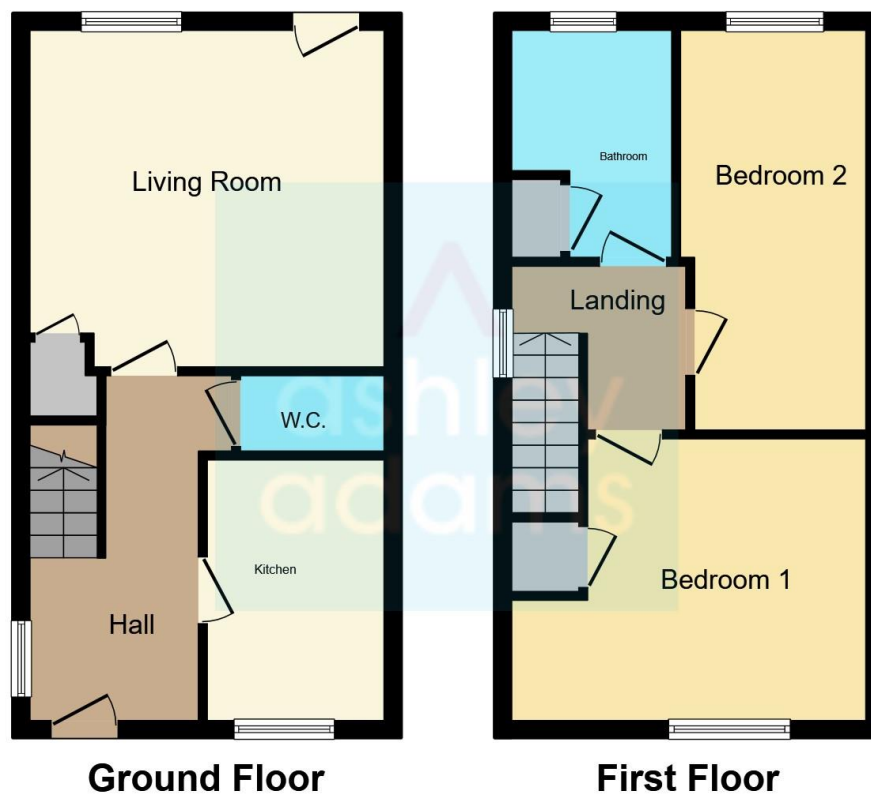
Outside

To the front of the property is a low maintenance garden, to the side there is a tandem driveway providing off road parking for two vehicles and gated access leading to the private rear garden, laid to lawn with fenced boundaries and a paved pathway.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Tenure:Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2012.
 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

EPC Rating: C

check out more properties at ashleyadams.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL204826 - 0002