Robert Ellis

look no further...







Spitfire Road,
Castle Donington, Derby
DE74 2AP

Price Guide £95-100,000

Leasehold 35% Share

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A MODERN THREE BEDROOM SEMI DETACHED HOUSE CONVENIENTLY LOCATED IN CASTLE DONINGTON.

This shared ownership property is a great opportunity to get on the property ladder and move into your very own home. This is a spacious accommodation and will appeal to a variety of buyers. The entrance hall has stairs rising to the first floor, doors leading to the lounge diner, kitchen and cloakroom. The kitchen has a window overlooking the front and is a good size to accommodate the usual kitchen appliances. The lounge diner is light and airy and provides access to the rear garden.

There are three bedrooms and family bathroom to the first floor. The garden to the rear is fully enclosed and offers a good level of privacy. There is a double width driveway to the front providing adjacent off road parking for two vehicles.

Castle Donington is a very popular place to live, with there being excellent local shops which includes a Co-op store and a recently built Aldi, there are further shops in the village centre, various local pubs and restaurants, schools for all ages, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1, which connects the A42, the A50, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to Nottingham, Derby, Loughborough, Leicester and many other East Midlands towns and cities.





Entrance Hall
Composite entrance door with obscure double glazed light panel within, UPVC double glazed window to the side, stairs to the first floor, wood effect vinyl flooring, radiator and doors to:

Kitchen
8'7" x 9'11" approx (2.64m x 3.04m approx)
UPVC double glazed window to the front, Shaker style wall, drawer and base units with laminate work surfaces over and matching upstand, stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, four ring gas hob with stainless steel splashback and extractor over, plumbing and space for a washing machine, space for a tall fridge freezer, continuation of the wood effect vinyl flooring, radiator.

Cloaks/w.c.
3'1" x 5'5" approx (0.95 x 1.67m approx)
Two piece white suite comprising of a low flush w.c., wall mounted wash hand basin with chrome mixer tap and tiled splashback, radiator, tiled floor.

Lounge/Diner
14'8" x 15'6" approx (4.48m x 4.74m approx)
UPVC double glazed window to the front, UPVC glazed door to the rear with matching light panel to the side, radiator, understairs storage cupboard having a light.

First Floor Landing
Loft access hatch, UPVC double glazed window to the side and doors to:

Bedroom 1
8'6" x 13'2" approx (2.6m x 4.02m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 2
7'3" x 14'6" approx (2.23m x 4.43m approx)
UPVC double glazed window to the front, radiator.

Bedroom 3
7'11" x 10'10" max approx (2.42m x 3.32m max approx)
UPVC double glazed window to the front, radiator, storage cupboard over the stairs.

Bathroom
6'8" x 9'9" approx (2.05m x 2.99m approx)
Obscure UPVC double glazed window to the rear, three piece white suite comprising of a pedestal wash hand basin with chrome mixer tap and tiled splashback, low flush w.c., bath with mains fed shower over having a rainwater shower head and hand held shower, glass screen, aqua board splashbacks, chrome heated towel rail, laminate flooring, airing/storage cupboard having a shelf and housing the wall mounted combi boiler.

Outside
There is side by side parking for two vehicles, a pebbled area, paved path and an external light.

To the rear there is a paved seating area, central lawned garden, decked seating area, wooden fence and brick wall to the boundary, wooden gate to the front.

Directions
Proceed out of Long Eaton through Sawley towards Castle Donington. Continue through Castle Donington and at the main traffic lights turn right into Park Lane. Follow the road for some distance and turn right onto Spitfire Road.
9477MH

Agents Notes
The property has a 125 year lease which commenced 1.7.12. The monthly rental to Riverside is £389.52 and a monthly service charge of £46.14. All potential purchasers must be approved via application to Riverside Home Ownership.

Council Tax
North West Leicestershire Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



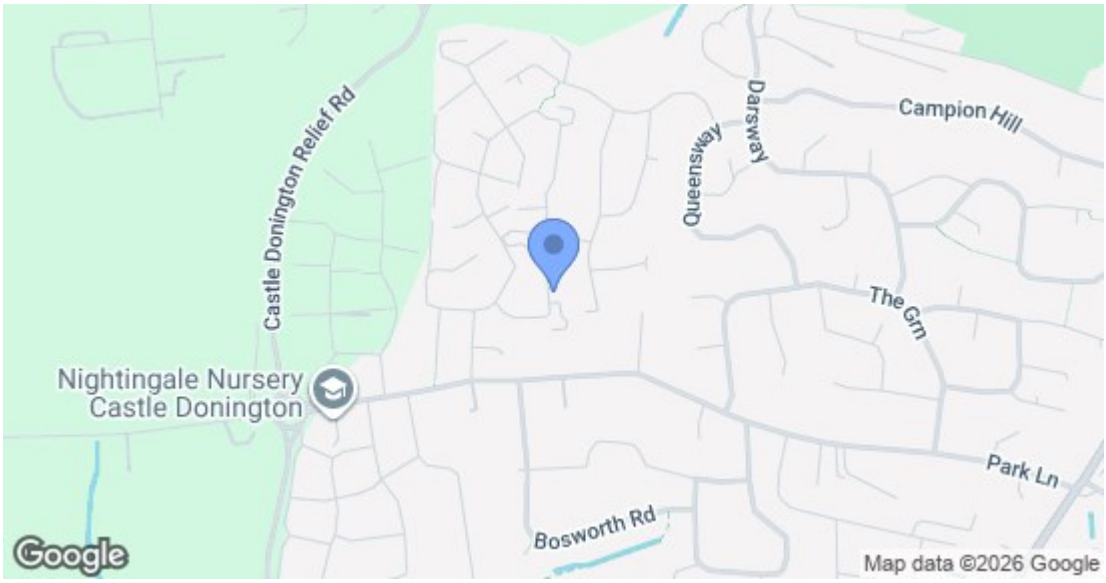


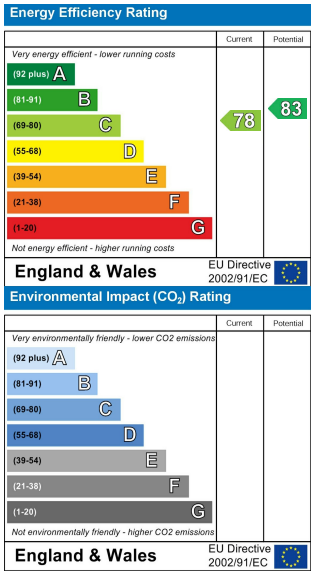
GROUND FLOOR

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1ST FLOOR







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.

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