



Park Lane
Castle Donington DERBY

Park Lane Castle Donington DERBY DE74 2JF

for sale guide price
£315,000



Property Description

A highly desirable detached two bedroom bungalow in sought after location close to Castle Donington village centre with off road parking, detached brick pitched roof garage and wrap around gardens which offer potential for extension subject to planning permission. The property has gas fired central heating system and UPVC double glazing with accommodation briefly comprising:- Entrance hall, spacious L shaped lounge/diner, generous fitted dining kitchen, two double bedrooms, master with ensuite wet room and separate bathroom. To the front of the property is an extensive lawned garden with gravelled low maintenance garden feature, double width paved path to the front door area with lantern light, to the side of the property is a further lawned garden with low maintenance feature circular gravelled area, paved pathway flanked with borders and inset with shrubs leading to the tarmac driveway providing side by side parking for two vehicles leading to a detached brick built garage having pitched roof, up and over door, light and power, lighting to the side of the garage.

The paved pathway runs along the full width of the property giving access to a further garden area continuing the lawned front garden which wraps around the side of the property and having a low maintenance feature gravelled and paved area, the lawn is flanked at the end with a border inset with shrubs.

The rear garden has a paved pathway with gravelled area for maintenance for the rear of the property & bin store

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Accessed via a front composite entrance door giving access to the L shaped entrance hallway having laminate flooring, central heating radiator, coving to the ceiling, loft access, doors giving access to the bedrooms and lounge/diner.

Dining Kitchen

Spacious dining kitchen having matching oak fronted base and wall units with laminated work surfaces over, stainless steel sink with chrome mixer tap over, integrated appliances comprising electric fan assisted oven, four burner gas hob with extractor hood over, plumbing and space for automatic washing

machine, space for dryer or further appliance, ceramic splashback, ceramic tiled flooring, double panelled radiator, UPVC double glazed window to the front elevation, double opening timber framed and glazed doors to: -

Lounge Diner

Spacious L shaped lounge diner having feature fireplace incorporating coal effect gas fire with marble hearth, backplate and matching marble surround, laminate flooring, coving to the ceiling, UPVC double glazed window to the front elevation, UPVC double glazed double opening French doors to the side elevation with matching attached side panels, two central heating radiators, half glazed door giving access to the hallway.

Bedroom One

Accessed off the entrance hallway having UPVC double glazed window to the side elevation, laminate flooring, central heating radiator, coving to the ceiling, panelled door to: -

Wet Room

Having nonslip flooring, open shower area with mains chrome shower, pedestal wash hand basin, low level wc, central heating radiator, fully ceramic tiled walls, inset spotlights to the ceiling, roof light window and extractor fan.

Bedroom Two

Accessed off the entrance hallway having UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling.

Family Bathroom

Having panelled bath with glazed shower screen and separate shower attachment, wash hand basin with vanity unit having storage beneath, low level wc, ceramic tiled flooring, fully ceramic tiled walls to the bathing area and part tiled to the remainder, inset spotlights to the ceiling, roof light window, extractor fan to the ceiling.

Outside

To the front of the property is an extensive lawned garden with gravelled low maintenance garden feature, double width paved path to the front door area with lantern light, to the side of the property is a further lawned garden with low maintenance feature circular gravelled area, paved pathway flanked with borders and inset with shrubs leading to the tarmac driveway providing side by side parking for two vehicles leading to a detached brick built garage having pitched roof, up and over door, light and power, lighting to the side of the garage.

The paved pathway runs along the full width of the property giving access to a further garden area continuing the lawned front garden which wraps around the side of the property and having a low maintenance feature gravelled and paved area, the lawn is flanked at the end with a border inset with shrubs.

Rear Garden

Having a paved pathway with gravelled area for maintenance for the rear of the property, bin storage, etc, walled on the rear boundary, fencing on the side boundary.

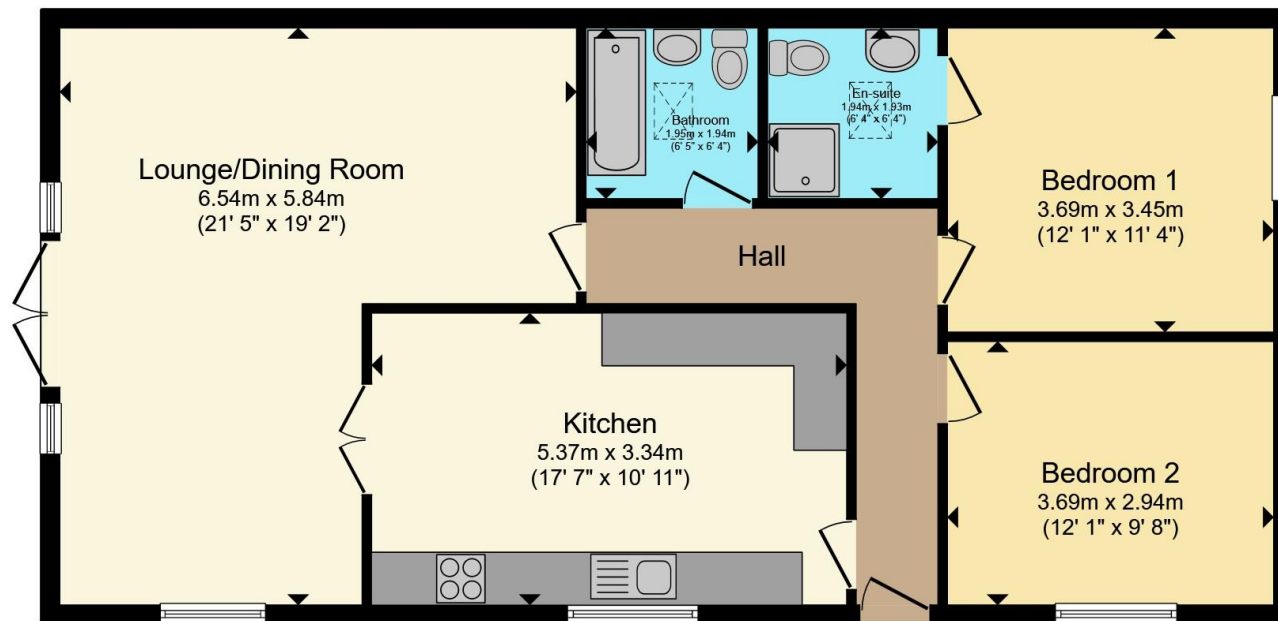
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 89.7 m² (965 sq.ft.) approx

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.propertybox.io



To view this property please contact Ashley Adams on

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DERBY DE73 8DS

Property Ref: MEL206096 - 0006

Tenure: Freehold EPC Rating: Awaited Council Tax Band: D

view this property online ashleyadams.co.uk/Property/MEL206096



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.

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