

HoldenCopley

PREPARE TO BE MOVED

Queensway, Castle Donington, Derbyshire DE74 2XP

Guide Price £450,000 - £475,000

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VILLAGE LOCATION...

A beautifully presented and generously proportioned detached bungalow, situated in a highly sought-after village location, offering excellent access to local amenities and East Midlands Airport. This versatile home combines well-planned living space with thoughtful features, perfect for both family living and entertaining. The property is approached via a storm porch into a spacious entrance hall, providing a welcoming first impression and access to all principal rooms. The living room is a particular highlight, featuring a feature fireplace and French doors that open onto the rear garden, flooding the room with natural light. The modern fitted kitchen diner is well-appointed with a range of integrated appliances and ample space for dining, with French doors leading directly to the rear garden and access into the inner hall and double garage. Accommodation comprises three well-proportioned bedrooms, with the master benefiting from a private en-suite shower room. The remaining two bedrooms are served by a contemporary three-piece bathroom suite, offering practical family convenience. Externally, the property is complemented by a driveway providing parking for multiple vehicles and direct access to the double garage. The south-facing rear garden offers a private and secure outdoor space, featuring a generous patio area ideal for alfresco dining or relaxing, space for a gazebo with sufficient space for a hot tub, a well-maintained lawn, a shed for storage, and beautifully planted borders with a variety of plants, shrubs, and bushes. The garden is fully enclosed with fencing, ensuring both privacy and a sense of seclusion, and includes a convenient outdoor electric socket.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Living Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Double Garage & Driveway
- South Facing Rear Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

22'9" x 14'4" (6.94m x 4.38m)

The entrance hall has wood-effect flooring, two in-built cupboards, a column radiator, coving to the ceiling, full height obscure window to the front elevation, and a composite door providing access into the accommodation.

Living Room

17'10" x 11'6" (5.44m x 3.52m)

The living room has carpeted flooring, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, UPVC double glazed windows to the side and elevation, and double French doors opening to the rear garden.

Kitchen/Diner

25'1" x 12'6" (7.65m x 3.83m)

The kitchen and dining area offers a generous range of fitted base and wall units topped with Quartz worktops. It features a composite sink and half with a mixer tap and drainer, a double oven, microwave, induction hob with extractor, dishwasher and a fridge freezer all neatly integrated. The room is finished with two vertical radiators, recessed spotlights, a TV point and wood-effect flooring, and there's plenty of room for a dining table. Double French doors open to the rear garden, with a second set leading through to the entrance hall, and there's also access to the inner hallway.

Inner Hallway

10'4" x 3'5" (3.15m x 1.06m)

The inner hallway has wood-effect flooring, two doors opening to the side elevations, and access into the garage.

Double Garage

16'10" x 15'11" (5.14m x 4.87m)

The double garage has a worktop housing space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, lighting, electrics, ample storage, and an electric roller door opening out to the driveway.

Bedroom One

12'8" x 11'5" (3.88m x 3.49m)

The first bedroom has a UPVC double glazed bow window with fitted shutters to the front elevation, a radiator, fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

8'2" x 5'1" (2.50m x 1.55m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower enclosure, a chrome heated towel rail, a singular recessed spotlight, floor-to-ceiling tiling, and wood-effect flooring.

Bedroom Two

11'3" x 11'2" (3.44m x 3.42m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three

12'2" x 11'5" (3.72m x 3.48m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, recessed spotlights, and carpeted flooring.

Bathroom

6'9" x 5'6" (2.08m x 1.70m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture with a shower screen, floor-to-ceiling tiling, and wood-effect flooring.

Outside

Front

To the front of the property is a driveway for a number of vehicles, a storm porch, access to the rear garden, and access into the double garage.

Rear

To the rear of the property, there is a south-facing enclosed garden, offering a bright and private outdoor space. It features convenient outdoor electric sockets, a generous patio area ideal for dining or relaxing, and space for gazebo and with sufficient space for a hot tub. The garden also includes a well-maintained lawn, a shed for storage, and beautifully planted borders filled with a variety of plants, shrubs, and bushes. The entire space is securely enclosed with fence panels, providing both privacy and a sense of seclusion.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

DISCLAIMER

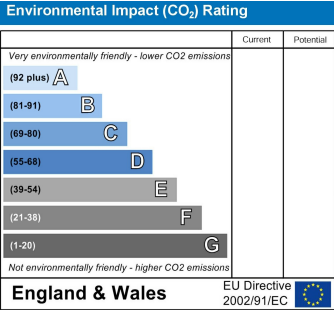
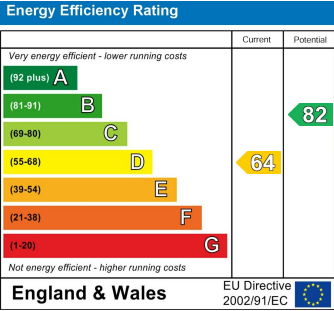
Council Tax Band Rating - North West Leicestershire District Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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