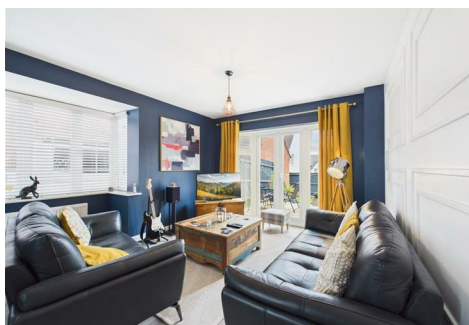




15 Spitfire Road, Castle Donington, DE74 2AP

Offers Over £385,000

This very attractive and well-presented detached, wide plotted house was built by Bloor Homes and commands a striking position on Spitfire Road an ever-popular location within Castle Donington.

The four bedroom detached home includes entrance hall with guest cloakroom, lounge with double doors to garden, spacious and modern dining kitchen, utility area and office/snug completing the ground floor accommodation. To the first floor Master bedroom with En-Suite and Three further double bedrooms plus family bathroom. Externally the property continues to impress with a versatile rear garden with a combination of patio area, grassed lawn and decking area providing multiple areas for entertaining and enjoying.

Chosen for its natural light, strong kerb appeal, and private rear garden, this home has been much loved and improved by its current owners - and is not one to miss.

This property is offered for sale with NO UPWARD CHAIN.

Much of the furniture is available for purchase by separate negotiation, please ask for more details.

PROPERTY & VILLAGE

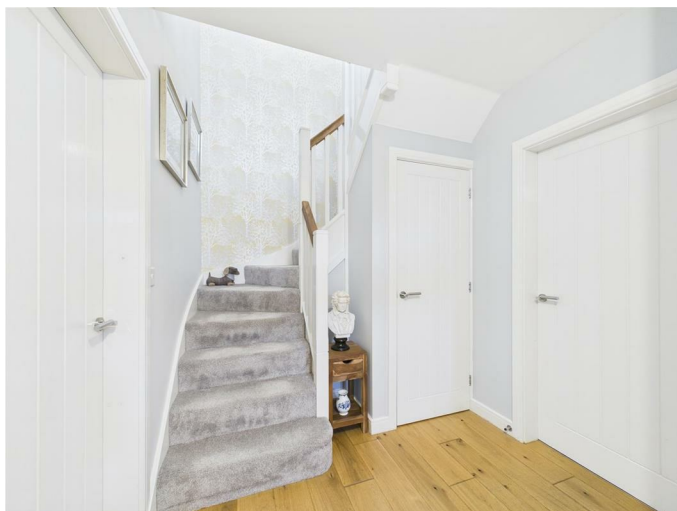
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Castle Donington itself is a vibrant location with a high standard of amenities including schools, shops, post office, doctor's surgery, pharmacy, supermarkets, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24-hour running Skylink bus service.

ACCOMMODATION

LOWER FLOOR

ENTRANCE HALL

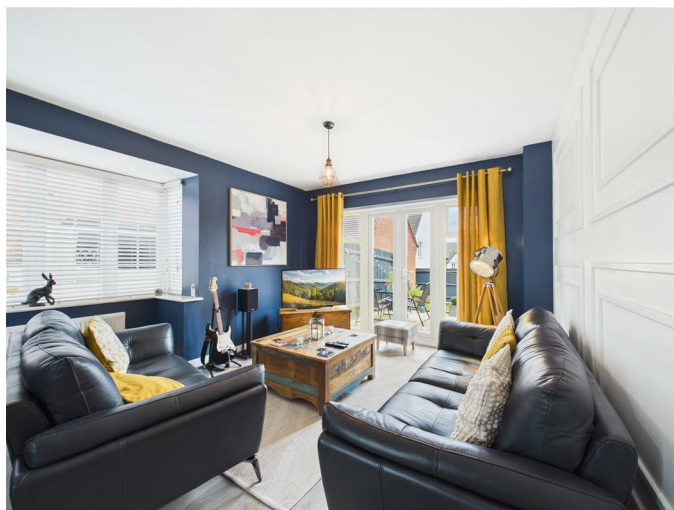


Covered feature wooden portico, opening into to hallway with machine Oak flooring, stairs rising to upper floor with lounge, kitchen and cloakroom/WC leading off. Useful under stairs cupboard. Central heating radiator. Heating controls for ground floor

CLOAKROOM

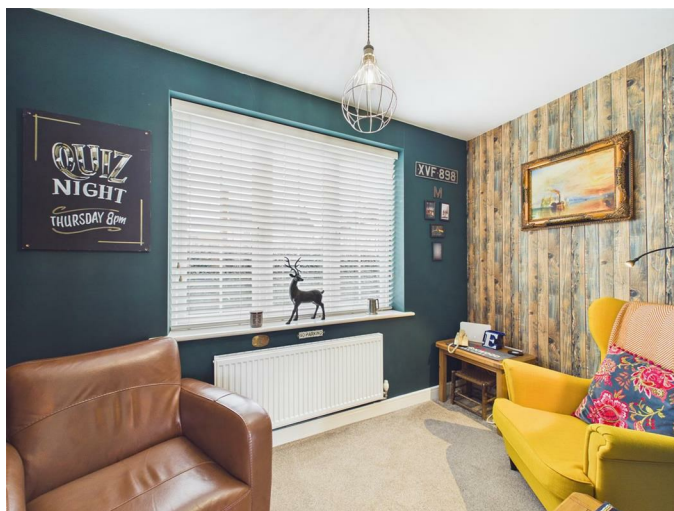
Comprising of a modern two piece suite in white on a stylish ceramic floor, with pedestal wash hand basin, WC, central heating radiator. Extractor fan.

LOUNGE 14'10" x 11'4" (4.52m x 3.45m)



Attractively decorated including feature panelling to one wall. With Pvc framed double glazed bay window to the side aspect with fitted blinds, matching set of Pvc framed double glazed patio doors, with side panels, opening to patio area and rear gardens. Two central heating radiators. TV point

OFFICE/ CHILDRENS PLAY AREA/SNUG 11'4" x 5'9" (3.45m x 1.75m)



Flexible extra room off the lounge, with Pvc framed double glazed window to the front, fitted blinds. Central heating radiator. Currently used by the owners as a snug for relaxing in

KITCHEN/DINER 20'5" x 10'8" (6.22m x 3.25m)



An impressive and well presented kitchen diner perfect for entertaining, which includes a range of contemporary high-gloss wall and base units set above black ceramic tiled floor. Work surface with inset black composite sink and drainer and feature chrome mixer tap over. Integrated fridge freezer, plumbing for dish washer. Centre island unit with integrated four ring electric hob and stainless steel extractor fan over. Twin set of central heating radiators. Pvc framed double glazed window with fitted blinds views to garden.

Dining area has Pvc framed double glazed windows with fitted blinds, views to the front and side. Central heating radiator.

UTILITY ROOM 7'1" x 4'8" (2.16m x 1.42m)

With a range of wall and base units. work surfaces. Cupboard Housing a recently fitted central heating boiler. Plumbing for washing machine and space for other household white appliances. Pvc framed Double glazed door to, patio area, rear gardens, side gate to parking an garage.

UPPER FLOOR

LANDING

With loft access, rooms leading off.

MASTER BEDROOM 12'8" x 10'1" (3.86m x 3.07m)



With Pvc framed double glazed window to rear views, Central heating radiator. Fitted wardrobes with sliding mirrored doors.

ENSUITE



With a modern suite in white comprising pedestal wash hand basin and WC. Double width tiled cubicle housing the Aqualisa electric shower. Wall mounted heated towel rail. Extractor fan. Pvc framed opaque double glazed window.

BEDROOM TWO 11'5" x 10'3" (3.48m x 3.12m)



With Central heating radiator, Pvc framed double glazed window to rear garden views. Free standing wardrobes available by separate negotiation

BEDROOM THREE 11'5" x 7'11" (3.48m x 2.41m)



With Central heating radiator, Pvc framed double glazed window to front aspect. Currently used as a dressing room

BEDROOM FOUR 10'5" x 9'8" (3.18m x 2.95m)



With Central heating radiator, Pvc framed double glazed window to front aspect. Contains shelving available by separate negotiation. Currently used as an office

FAMILY BATHROOM



With three piece suite in white comprising of Pedestal wash hand basin, WC, panelled bath with shower mixer tap attachment. Wall mounted heated towel rail. Pvc framed double glazed opaque window.

OUTSIDE FRONT

The property is approached from the pathway past a small hedgerow boundary leading to a small fore garden comprising of lawn. Private paved pathway leading to covered storm porch.

GARAGE 19'3" x 10'3" (5.87m x 3.12m)



Access from driveway which offers off road parking for 2 to 3 vehicles, single garage with up and over manual door, the garage itself has concrete base and brick built frame, pitched roof offering storage possibilities. Power and light.

GARDENS REAR



Landscaped garden with hard patio area, separated by a lawn and a peaceful and private decking area. There are borders of mature plants and shrubs. The garden is enclosed but with a side gate to parking and garage.

AML Regulations

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.

GENERAL

1. These particulars do not constitute part or all of an

offer or contract.

2. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.

3. Potential buyers are advised to recheck the measurements before committing to any expense.

4. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

Disclaimer & Anti-Money Laundering (AML) Notice

All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be

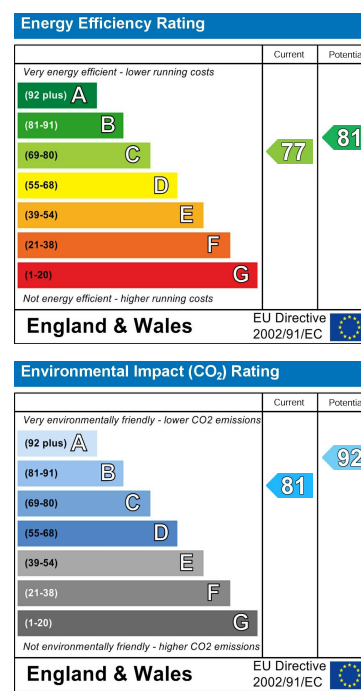
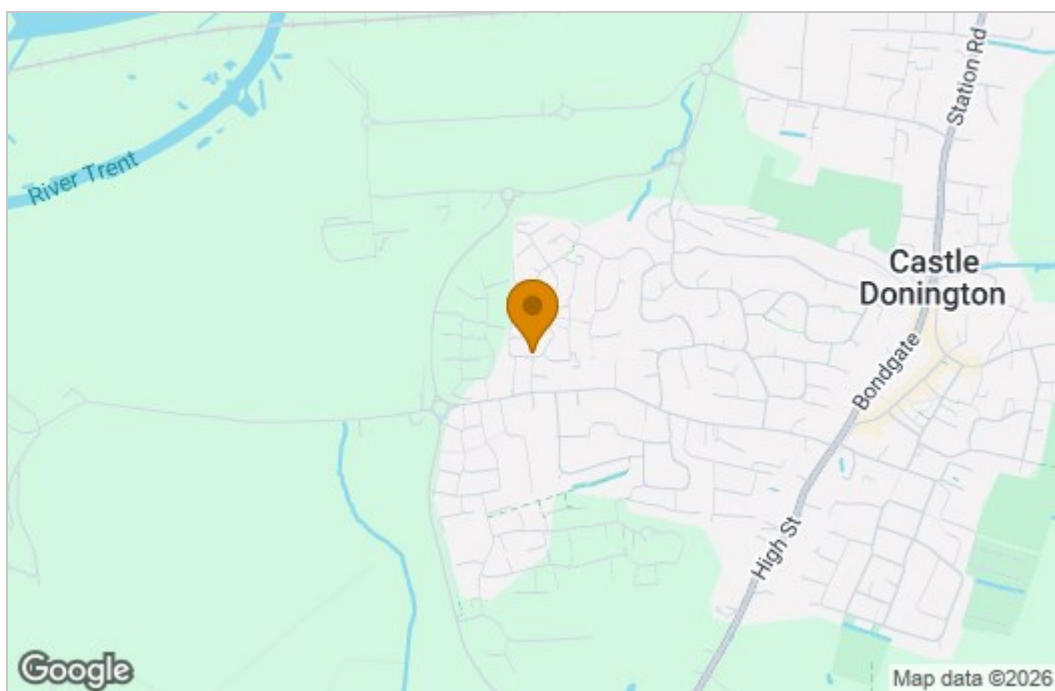
withdrawn or altered without notice.

In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.