



53 Spitfire Road, Castle Donington, DE74 2AP

Asking Price £210,000

Beautifully presented modern detached coach house style residence built to the eye catching Radleigh specification by Bloor Homes. Ideally suiting the first time buyer, the property accommodation includes entrance hall, landing with study area, impressive open plan living kitchen, two bedrooms and bathroom. Viewing is highly recommended.

THE PROPERTY & VILLAGE

Beautifully presented modern detached coach house style residence. Ideally suiting the first time buyer, the property accommodation includes entrance hall, access to a garage with utility space, landing with study area, impressive open plan living kitchen, two bedrooms and bathroom.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, 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

GROUND FLOOR

ENTRANCE HALL

With stairs rising to the first floor, service door to the integral garage. The garage has an up and over door and is currently being utilised as an storage room with rear utility room with space and plumbing for washing machine and tumble dryer as well as a Fridge/Freezer.

FIRST FLOOR

LANDING



With central heating radiator, cupboard housing the Baxi central heating boiler, Upvc framed double glazed window. The current vendors have created a study area within the landing.

OPEN PLAN LIVING ROOM & KITCHEN 17'7" x 10'10" (5.36m x 3.30m)



The kitchen area includes units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl sink unit with mixer tap over, Hotpoint hob and electric oven with extractor over, integrated fridge and freezer, plumbing for washing machine, Upvc framed double glazed window, central heating radiator, down lighters and wood effect laminate flooring which extends to the living area. In the living area there is a Upvc framed double glazed window and a central heating radiator.

BEDROOM ONE 10'9" x 10'7" (3.28m x 3.23m)



With Upvc framed double glazed window, central heating radiator.

BEDROOM TWO 8'4" x 7'7" (2.54m x 2.31m)



With Upvc framed double glazed window, central heating radiator.

BATHROOM 6'8 x 6'03 (2.03m x 1.91m)



With a contemporary suite in white of panelled bath with shower attachment off the mixer tap, wash hand basin and w.c. Opaque Upvc framed double glazed window, heated towel rail, part tiled walls and down lighters.

OUTSIDE

GARDENS AND PARKING



The property is fronted on Spitfire Road by neat, easily maintainable stocked borders. To the rear there is parking, part of which has been utilised to create an enclosed private garden area which includes synthetic grass. This area could readily revert to formal parking and access the integral garage if desired. The additional two garages, as shown on title plan LT4609998, are included in the title register for 53 Spitfire Road, however each of these have a 999 year lease (commenced 01/04/2013). Prior to any legal completion it is recommended that advice is taken from your legal advisor quoting title numbers LT456125 and LT456126.

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.

Regulatory Information

Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

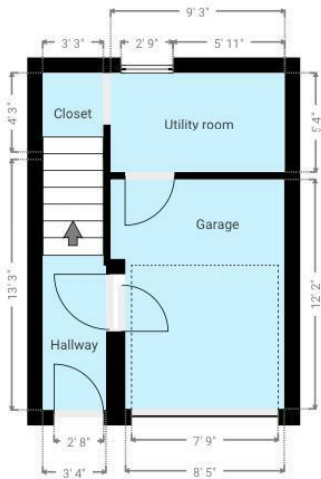
We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

Client Money Protection (CMP)

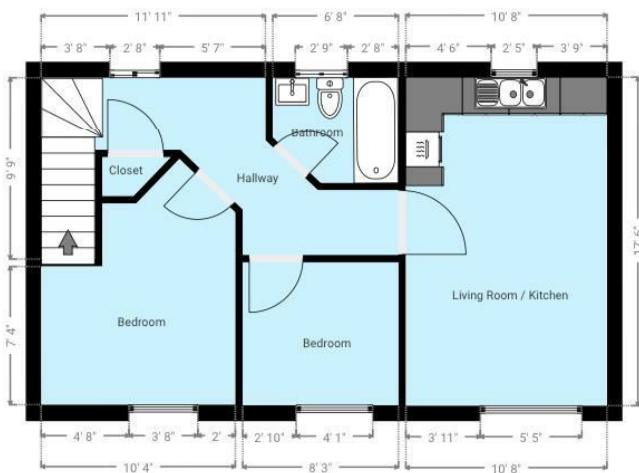
We are members of an approved Client Money Protection scheme, ensuring that client funds are protected in accordance with current legislation.

Floor Plan

▼ Ground Floor

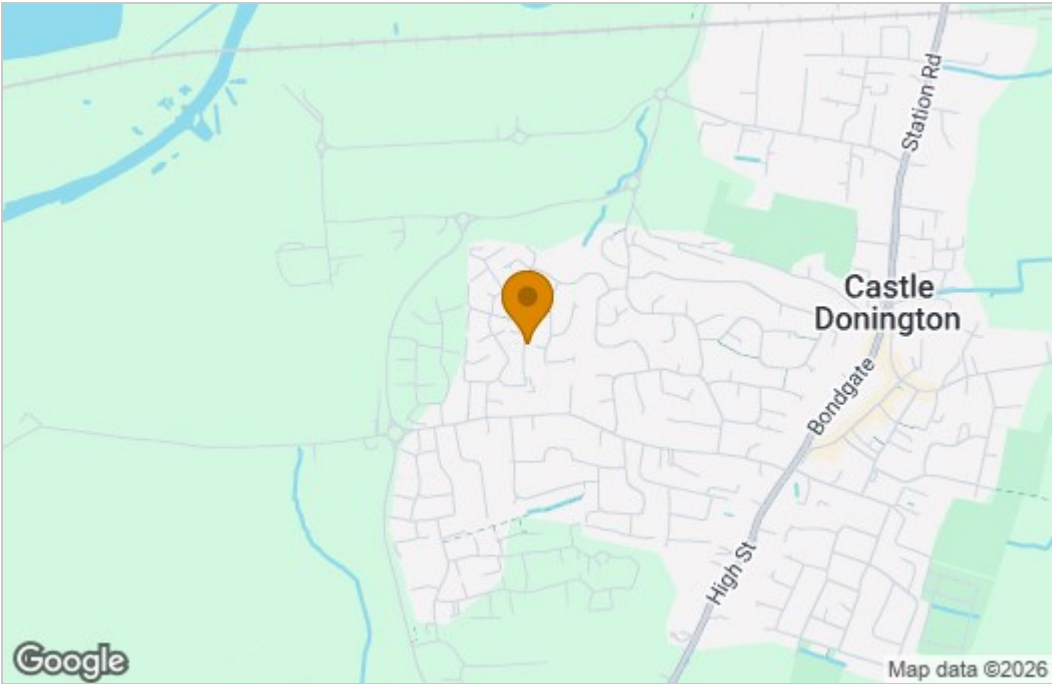


▼ 1st Floor Approximate Property measurements.
Ground floor, 43.7 SQ FT (4 M2).
First floor, 496.5 SQ FT (46.1 M2).
Garage / utility area, 168.7 SQ FT (15.6 M2).

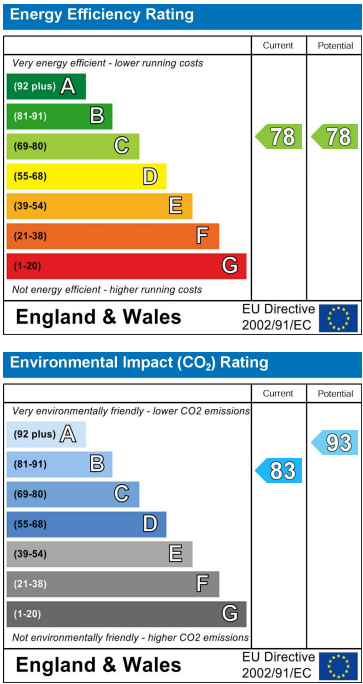


It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.