

for sale

£260,000 Freehold



Eaton Road Castle Donington Derby DE74 2LQ

Coming soon! A four bedroom semi detached family home in need of general updating with block paved driveway and good sized garden. Accommodation briefly comprises:- Entrance hall, lounge, kitchen, utility/w.c. To the first floor are four bedrooms and bathroom.



Property Details

Entrance Hall

Accessed via side UPVC entrance door with inset opaque double glazed panel leading into entrance hall with UPVC double glazed window to the front elevation, central heating radiator, coat hanging hooks and laminate flooring, stairs off to the first floor and door off to:

Lounge 17' 6" x 14' 3" Max (5.33m x 4.34m Max)

Having two UPVC double glazed windows to the rear giving aspect over the garden, two central heating radiators, UPVC double glazed window to the front, wall mounted gas fireplace with ceramic tiled hearth and door giving access to understairs store with electric meter and useful storage.

Kitchen 12' 3" max into chimney breast x 15' 10" Plus door recess (3.73m max into chimney breast x 4.83m Plus door recess)

Having a range of matching wall and base units with laminate work surfaces over, single drainer with stainless steel sink unit with chrome mixer tap over, space for appliances, coving to the ceiling, UPVC double glazed window to the front and side elevations, laminate flooring, fireplace incorporating gas fire with ceramic tiled hearth and back plate and decorative surround and door to walk-in pantry and further half glazed door to a rear lobby.

Raer Lobby

Having UPVC double glazed door to the side giving access to the rear garden, latch door to understairs store and further door to utility.

Utility/W.C 12' 4" x 8' 1" (3.76m x 2.46m)

Having UPVC double glazed windows to the rear and side elevations, base unit with single drainer stainless steel sink over, plumbing and space for automatic washing machine, laminate flooring, coving to the ceiling and door to W.C with low level W.C, part ceramic tiled walls, ceramic tiled flooring, UPVC double glazed opaque window to the side and inset spot lights.

First Floor

Having UPVC double glazed panel to the rear, loft access, coving to the ceiling

Bedroom 1 12' 11" x 12' 4" (3.94m x 3.76m)

Having UPVC double glazed window to the front, UPVC double glazed panel to the side, coving to the ceiling, central heating radiator.

Bedroom 2 12' 3" x 11' 10" (3.73m x 3.61m)

Having UPVC double glazed window to the front, central heating radiator and coving to the ceiling, double door fronted wardrobe.

Bedroom 3 10' 11" x 10' 3" (3.33m x 3.12m)

Having UPVC double glazed window tot he rear giving aspect over to the garden, UPVC double glazed panel to the side, coving to the ceiling and a radiator.

Bedroom 4 10' 11" x 6' 10" (3.33m x 2.08m)

Having UPVC double glazed window to the rear, coving to the ceiling, a radiator and single door fronted wardrobe.

Bathroom

Having a three piece white suite comprising of panelled bath with electric shower over, pedestal wash hand basin, low level W.C, part ceramic tiled walls, coving to the ceiling, UPVC double glazed opaque window to the side and airing cupboard housing the boiler.

Outside

To the front of the property is cast iron drive gate leading a block paved driveway providing off road parking, laid lawn, gravelled area and side access to the rear.

To the rear the garden is laid mainly to lawn, borders, timber shed and paved patio area.





To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Property Ref: MEL205517 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.