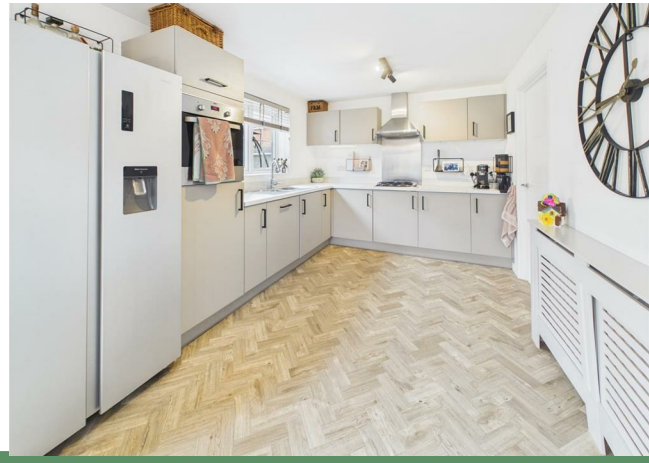








MELBOURNE
Sales & Lets

Ayrton Drive, Derby, DE74 2BE

£335,000

Outside, the generous rear garden offers plenty of room to relax, entertain and enjoy throughout the seasons. A good-sized patio provides the perfect setting for summer barbecues and alfresco dining, while also offering a cosy spot for a firepit and toasted marshmallows on cooler evenings. An additional benefit that comes with this property is the Garden Office which is fully insulated with wired ethernets connection, providing a fantastic space for home working, a studio, hobby or garden room. Offering a dedicated workspace away from the main house.

A side gate provides convenient access between the rear garden and the front of the property, with external electrical points adding further practicality.

Modern, spacious and thoughtfully enhanced by the current owner, this is a home that offers far more than first meets the eye. Properties of this age, quality and plot size, particularly in such a desirable cul-de-sac position, are rarely available. An early viewing is strongly recommended to fully appreciate what is on offer.

Please note: An annual service charge of approximately £150 is payable. For further information or to arrange your viewing, please contact our office.

Location & Amenities
Situated in the popular village of Castle Donington, DE74 2BE, this location offers a convenient setting for families and commuters alike. The village centre provides a range of everyday amenities, including supermarkets, independent shops, cafés, pubs and local services, with further facilities available at the Castle Donington Community Hub. Families benefit from local schooling, while the surrounding area offers opportunities for walks and outdoor recreation. The property is ideally positioned for access to the A50, A42 and M1 motorway network, making it well placed for commuting to Derby, Nottingham and Loughborough. East Midlands Airport is also nearby, along with East Midlands Parkway railway station, providing additional transport links for both business and leisure travel. Overall, Castle Donington combines the convenience of a well-established village with excellent regional connectivity.

Tenure
Freehold

Council Tax Band
NORTH WEST LEICESTERSHIRE

Council Tax Band : D

Services
Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations
If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5:30pm or Saturdays 10am - 3:30pm.

Fixtures, Fittings & Appliances
The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note
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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business
Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.



