

HoldenCopley

PREPARE TO BE MOVED

Rosemeyer Lane, Castle Donington, Derbyshire DE74 2BL

Guide Price £220,000 - £230,000

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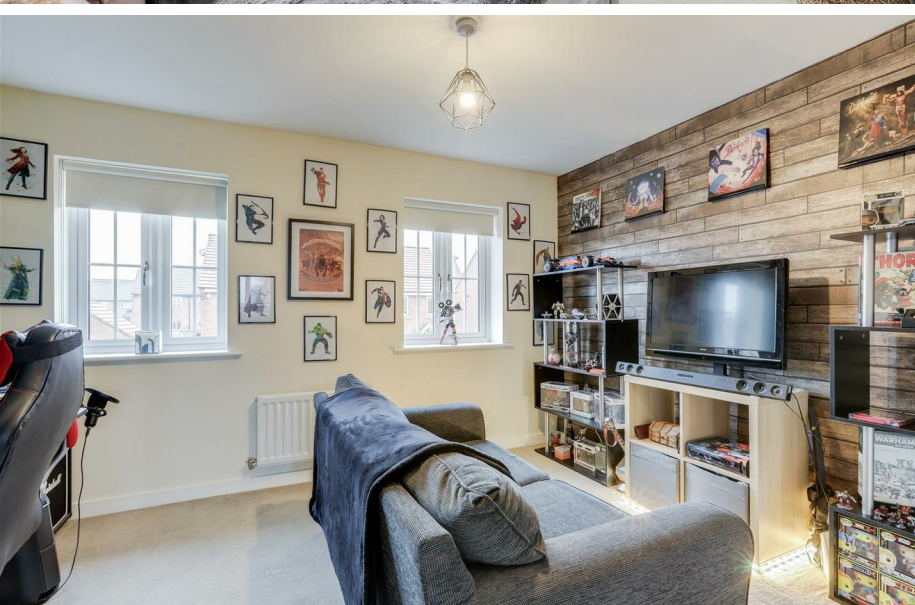
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IDEAL FOR FIRST-TIME BUYERS...

This well-presented two-bedroom end-terraced house is an excellent choice for first-time buyers, offering a comfortable and stylish living space. Situated in a popular location, the property benefits from nearby local amenities, schools, playing parks, regular transport services, and easy commuting links. The ground floor begins with an inviting entrance hall leading to a modern kitchen, designed to meet your culinary needs. A spacious reception room offers plenty of room for relaxing and dining, while a convenient ground floor W/C adds practicality to the layout. Upstairs, the property features two double bedrooms and a stylish bathroom with contemporary fittings. Externally, the front of the property boasts a driveway providing off-road parking. The enclosed rear garden features a lawn, a patio seating area, and decorative stone borders, creating the perfect spot for enjoying the outdoors.

MUST BE VIEWED!





- End-Terraced House
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'7" x 6'7" (max) (3.54m x 2.01m (max))

The entrance hall has an entrance matting flooring, carpeted flooring, a radiator and a single composite door providing access into the accommodation.

Kitchen

11'6" x 6'4" (3.53m x 1.94m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor fan, dishwasher & fridge freezer, wood-effect flooring and a UPVC double-glazed window to the front elevation.

Living/Dining Room

15'6" x 13'3" (max) (4.74m x 4.05m (max))

The living/dining room has carpeted flooring, two radiators, an in-built storage cupboard and double French doors opening out to the rear garden.

W/C

7'0" x 2'11" (2.15m x 0.89m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, wood-effect flooring and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

7'1" x 6'9" (2.17m x 2.07m)

The landing has carpeted flooring, access to the first floor accommodation and access to the boarded loft via a dropdown ladder.

Master Bedroom

13'3" x 9'9" (4.06m x 2.99m)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Two

13'3" x 9'11" (max) (4.04m x 3.03 (max))

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and two UPVC double-glazed windows to the front elevation.

Bathroom

7'1" x 5'6" (max) (2.16m x 1.70m (max))

The bathroom has a low level dual flush W/C, a wash basin, a panelled bath with a shower fixture, partially tiled walls, a radiator, an extractor fan and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area both bordered by decorative stones and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - North West Leicestershire District Council - Band B
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

Service Charge in the year marketing commenced (£PA): £117.50

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into

negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

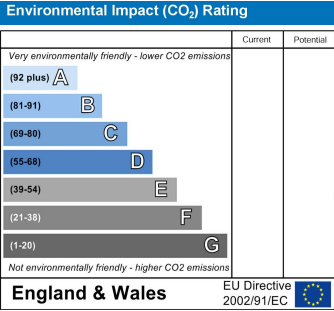
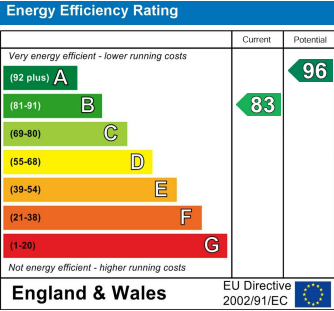
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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