Robert Ellis

look no further...

Tipnall Road,
Castle Donington, Derby
DE74 2JY

£389,000 Freehold

0115 946 1818

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A STUNNING THREE BEDROOM DETACHED BUNGALOW WITH OPEN PLAN LIVING AND A DETACHED GARAGE.

Robert Ellis are delighted to bring to the market this beautiful detached bungalow situated within this popular part of Castle Donington. The property offers three bedrooms and occupies a fantastic plot with ample off road parking to the front in addition to a garage, whilst also having a good sized rear garden and space to the side of the property. The property offers great living accommodation with a lounge stretching in excess of 19ft. Castle Donington is a sought after location and benefits from being ideally situated for the M1, A50 and the A453 to Nottingham, in addition to East Midlands Airport. There are also a variety of local shops and amenities within close proximity of the property.

This detached bungalow is beautiful throughout and needs to be viewed to be appreciated. The property briefly comprises of an entrance hall, living room opening to the kitchen diner, WC/Utility room, three bedrooms and a shower room. There is ample off road parking to the front with a detached garage and a rear garden that is lawned with a patio and is a perfect place to relax during warmer months.

Castle Donington offers a number of local amenities and facilities which includes a Co-op store as you enter Castle Donington and other retail outlets in the village centre, there are schools for all ages, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside, various pubs and restaurants including The Priest House which is a mile or so down the lane opposite the development and the excellent transport links include J25 of the M1, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to Nottingham, Derby, Leicester and other East Midlands towns and cities.

Entrance Hall
Double glazed door with four inset glazed panels to the front and double glazed panels to the side, radiator, cupboard housing the boiler, storage cupboards and doors to:

Utility/Ground Floor w.c.
Tiled flooring, low flush w.c., radiator, wash hand basin, plumbing and space for a washing machine and tumble dryer.

Lounge
11'2 x 19'8 approx (3.40m x 5.99m approx)
Double glazed window to the front, TV and telephone points, radiator, arch to dining area.

Kitchen/Diner
20'11 x 10'3 approx (6.38m x 3.12m approx)
Double glazed window to the rear, double glazed patio doors to the rear, matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, part tiled walls, inset four ring gas hob with extractor hood over, integrated electric oven and grill, integrated dishwasher, space for a fridge freezer, tiled flooring and door to the hall.

Bedroom 1
11'2 max x 9'8 approx (3.40m max x 2.95m approx)
Double glazed window to the front and a radiator.

Bedroom 3
9'3 x 8'5 plus recess approx (2.82m x 2.57m plus recess approx)
Double glazed window to the side, wooden flooring and a radiator.

Bedroom 2
12'6 x 10' approx (3.81m x 3.05m approx)
Double glazed window to the rear, radiator and wooden flooring.

Shower Room
Double glazed window to the front, tiled walls and floor, walk-in shower cubicle with wall mounted electric shower, low flush w.c., vanity wash hand basin and vertical heated towel rail.

Outside
The front of the property provides off road parking with a block paved drive to the garage and additional car standing pebbled area, shrubs to the borders and fencing to the front and side boundaries.

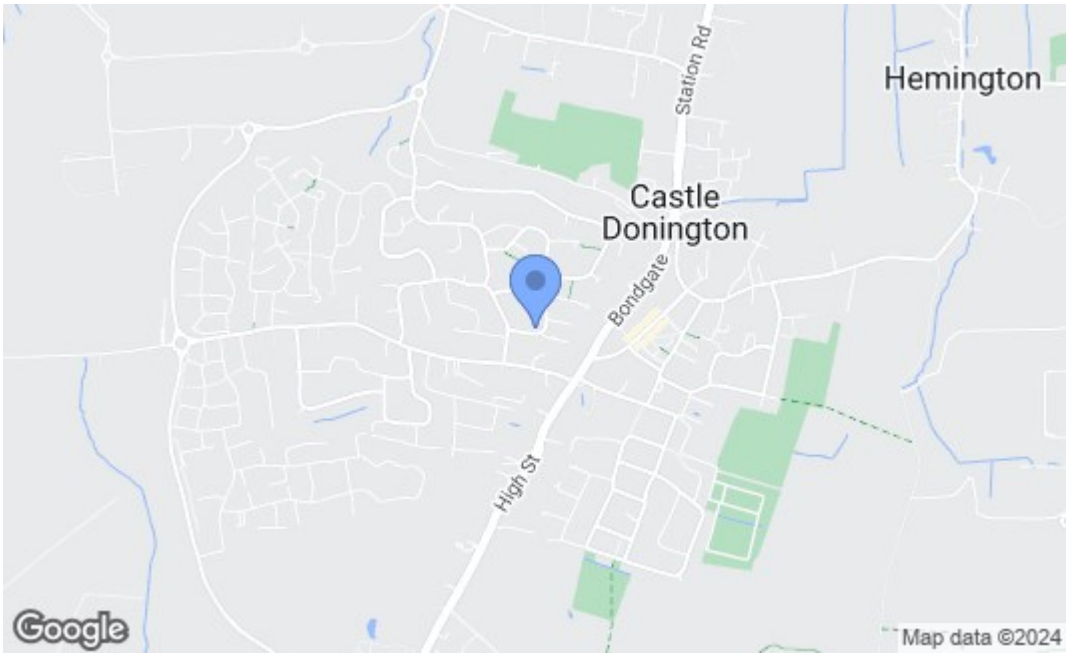
Gated side access leading to the rear garden where there is a patio to the rear with steps leading to a decked area and lawned garden, mature shrubs to the borders and panelled fencing to the boundaries.

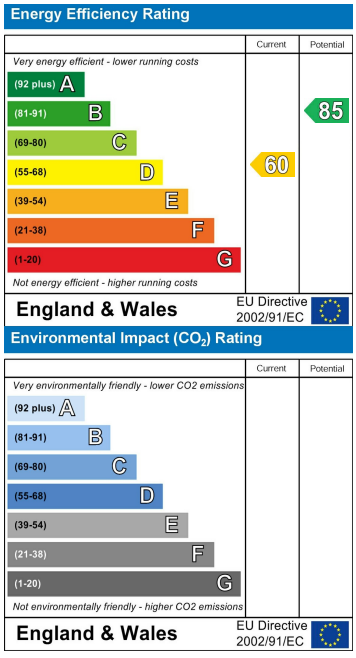
Garage
16'2 x 10'6 approx (4.93m x 3.20m approx)
Electric door to the front, power and lighting, storage and shelving.

Directions
Proceed out of Long Eaton through Sawley and at the A50 island take the exit to Castle Donington. Proceed along High Street and take the right hand turning at the traffic lights in the centre of Castle Donington onto Park Lane, right onto The Green and right onto Tipnall Road.
7988AMMP

Council Tax
North West Leicestershire Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Unknown
Phone Signal – Unknown
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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