



Station Road,
Castle Donington, Derby
DE74 2NJ

£220,000 Freehold



AN EXTENDED AND IMPROVED TWO BEDROOM END PROPERTY.

Robert Ellis are pleased to bring to the market this spacious and extended property that has been much improved by the current owners. With a very large garden and picturesque views over neighbouring playing fields, the property will appeal to a growing family or someone looking to downsize. An early viewing comes highly recommended in order to appreciate the size and quality of the accommodation on offer. The property derives the benefit of modern conveniences such as gas central heating and double glazing.

The property is constructed of brick to the external elevation all under a tiled roof and in brief the accommodation comprises an entrance lobby, living room, dining room, utility room, ground floor shower room, fitted kitchen, side lobby and garden room to the rear. To the first floor there are two double bedrooms, en-suite w.c. to the master bedroom and a family bathroom. Outside there is a block paved driveway to the front providing ample off the road vehicle hard standing, pathway to the front entrance door and secure gated access to the side. To the rear of the property there is a much larger than expected enclosed garden laid to lawn with space for a summerhouse, fencing to the boundaries, mature shrubs and trees planted to the borders.

Castle Donington is an extremely popular village situated between Nottingham and Derby which is well placed for quick and easy access to excellent transport links such as J24 of the M1 as well as the A50, A42, East Midlands Airport and East Midlands Parkway station, there are good schools for all ages, healthcare and sports facilities, various local pubs and restaurants and walks in the surrounding picturesque countryside. Contact the office to make your appointment to view today, selling with the benefit of no upward chain.



Entrance Lobby

UPVC double glazed entrance door to the front, stairs to the first floor, wall mounted radiator, internal glazed door to:

Living Room

15'2 x 12'4 approx (4.62m x 3.76m approx)

UPVC double glazed picture window to the front, ceiling light point, wall light point, wall mounted radiator, feature fireplace incorporating wooden surround with inset Living Flame gas fire and internal glazed door to:

Dining Room

11'4 x 10'1 approx (3.45m x 3.07m approx)

Understairs storage cupboard housing the gas central heating combination boiler, electric meter and consumer unit, glazed door to kitchen, wall mounted radiator, coving to the ceiling, glazed internal door to:

Utility Area

8' x 5'5 approx (2.44m x 1.65m approx)

With a range of matching wall and base incorporating laminate work surface above, stainless steel sink with mixer tap, tiled splashbacks, space and plumbing for automatic washing machine, glazed door to:

Shower Room

5'5 x 3'1 approx (1.65m x 0.94m approx)

UPVC double glazed window to the rear, walk-in shower enclosure with electric Triton shower above, wall hung vanity wash hand basin, low flush w.c., tiled splashback.

Extended Kitchen

11'9 x 7'4 approx (3.58m x 2.24m approx)

With a range of matching wall and base units incorporating laminate work surface over, 1½ bowl sink with mixer tap, integral Neff oven with four ring gas hob and built-in extractor hood above, wall mounted radiator, tiled splashbacks, recessed spotlights to the ceiling, space and point for free standing fridge freezer, UPVC double glazed window to the rear, wall mounted radiator and internal glazed door to:

Side Lobby

7'1 x 3'10 approx (2.16m x 1.17m approx)

UPVC door to the front with access to the rear garden and garden room.

Garden Room

12'3 x 11'10 approx (3.73m x 3.61m approx)

Access under the house to provide additional storage space, UPVC double glazed French doors leading out to the enclosed landscaped rear garden, UPVC double glazed windows to the side and a glazed roof, tiling to the floor with under floor heating and

brick built dwarf walls. This versatile garden room offers ideal additional reception space with views over the landscaped garden to the rear.

First Floor Landing

UPVC double glazed window to the side, loft access hatch and panelled doors to:

Bedroom 1

14'8 x 11'4 approx (4.47m x 3.45m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobes providing ample storage space along with dressing tables. Bi-folding door to:

En-Suite w.c.

5'1 x 3'5 approx (1.55m x 1.04m approx)

Vanity wash hand basin, low flush w.c., storage space and UPVC double glazed window to the front, coving to the ceiling and wall light points.

Bedroom 2

11'5 x 8'6 approx (3.48m x 2.59m approx)

UPVC double glazed window to the rear, ceiling light point, coving to the ceiling, wall mounted radiator, built-in wardrobes providing ample storage space along with dressing tables.

Bathroom

8'2 x 7'1 approx (2.49m x 2.16m approx)

A four piece suite comprising of a panelled bath, walk-in shower enclosure with electric shower over, vanity wash hand basin, low flush w.c., tiling to the walls, UPVC double glazed window to the rear and chrome heated towel rail, tiling to the floor.

Outside

To the front of the property there is a large block paved driveway providing ample off the road vehicle hard standing, gravelled garden with plum slate and mature shrubs and plants planted to the borders, pathway to the front entrance door and pathway to the side. To the rear of the property there is an enclosed garden being laid mainly to lawn with fencing to the borders, mature shrubs and trees planted to the boundaries and summerhouse with views over neighbouring playing fields.

Directions

Proceed out of Long Eaton, through Sawley and into Castle Donington. Continue along Station Road where the property can be found on the right hand side as identified by our for sale board. 6302AMNM

Agents Notes

The vendor is obtaining planning permission for the loft to be extended. This was previously granted but had expired.





TOTAL FLOOR AREA : 1060 sq.ft. (98.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.