Robert Ellis

look no further...

Stonehill,
Castle Donington, Derby
DE74 2LY

£299,950 Freehold

A WELL PRESENTED THREE BEDROOM DETACHED PROPERTY WITH OFF STREET PARKING AND A GARAGE.

It gives Robert Ellis great pleasure to bring to the market this detached property, perfect for first time buyers, the growing family and equally people who are looking to downsize. The property is spacious throughout and requires no modernisation enabling you to move straight in. The property is set back from the road via block paved ample off street parking and a small lawned garden.

The property is constructed of brick to the external elevations and in brief comprises of an entrance hall, ground floor w.c., kitchen, open plan bay front lounge/dining room and conservatory. To the first floor there is a bright landing leading to three good size bedrooms and a three piece family bathroom suite. There is access into the garage from the drive and boasts an electric roller door with space for appliances, plumbing, power and lighting. To the rear there is an enclosed garden with patio area and mature flower beds. Access from the front via a side gate.

Located in the popular residential town of Castle Donington, close to a wide range of local amenities, fantastic transport links including major road links such as the A52, M1 and A50, both East Midlands Airport and Long Eaton train station are close by and easily accessible, an early viewing comes highly recommended.

Entrance Hall
Composite front door, LVT flooring, radiator and ceiling light.

Kitchen
14'4 x 7'6 approx (4.37m x 2.29m approx)
UPVC double glazed window and door to the rear, LVT flooring, understairs storage cupboard, wall, base and drawer units with work surface over, inset sink and drainer, integrated electric oven, induction hob and extractor, space for a fridge freezer and spotlights.

Ground Floor w.c.
2'4 x 3'5 approx (0.71m x 1.04m approx)
LVT flooring, low flush w.c., wall mounted wash hand basin, radiator and ceiling light.

Living/Dining Room
11'6 to 9'6 x 22'7 approx (3.51m to 2.90m x 6.88m approx)
UPVC double glazed bay window to the front, carpeted flooring, radiator, wood burner, ceiling light, UPVC double glazed sliding doors to:

Conservatory
9' x 7'3 approx (2.74m x 2.21m approx)
UPVC double glazed door to the garden, UPVC double glazed windows, radiator, laminate flooring and wall lights.

First Floor Landing
UPVC double glazed window overlooking the side, carpeted flooring and ceiling light.

Bedroom 1
10'4 x 11'3 approx (3.15m x 3.43m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 2
11'8 x 9'4 approx (3.56m x 2.84m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 3
7'7 x 7'5 approx (2.31m x 2.26m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

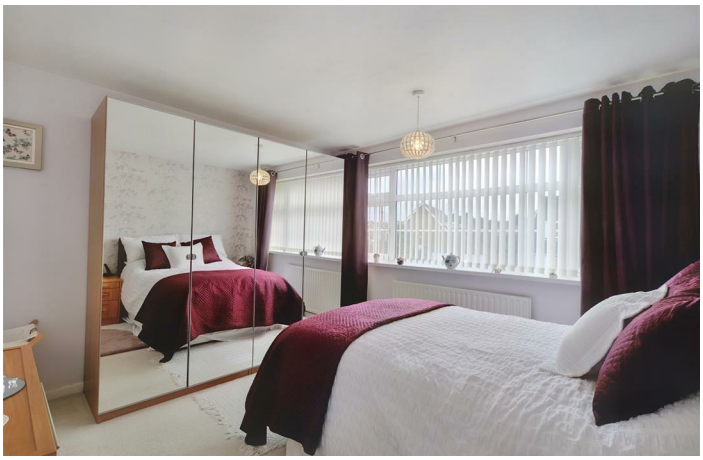
Bathroom
6'1 x 5'7 approx (1.85m x 1.70m approx)
Obscure UPVC double glazed window to the side, vinyl flooring, low flush w.c., pedestal wash hand basin, bath with mixer tap and mains shower over, heated towel rail and built-in storage cupboard and spotlights.

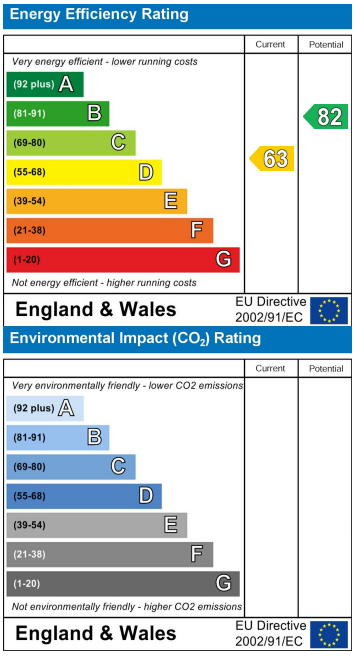
Outside

Garage
26'1 to 16'5 x 8'10 to 3'9 approx (7.95m to 5.00m x 2.69m to 1.14m approx)
Electric roller door, space for a washing machine and tumble dryer, power, lighting, work bench and window to the rear.

Directions
Proceed into Castle Donington along Bondgate and at the traffic lights turn left into Delven Lane, right into Hastings Street and left into Stonehill.
7352AMRS

Council Tax
North West Leicestershire Council Band C





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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