



Glover Road,
Castle Donington, Derby
DE74 2GL

Price Guide £285-295,000
Freehold



A SPACIOUS THREE BEDROOM LINK DETACHED PROPERTY SITUATED IN THE HEART OF CASTLE DONINGTON.

Robert Ellis are delighted to bring to the market a property that would suit many buyers, from the first time buyer or growing family, a particular feature is the open plan dining kitchen with built-in appliances which is open to the conservatory which benefits from under floor heating. There is also the added benefit of an en-suite to the master bedroom and the third bedroom is of a particularly good size. Any interested parties must inspect this property to appreciate everything it has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of a spacious entrance hall, ground floor w.c., lounge, open plan dining kitchen which is open to the conservatory with French doors onto the rear garden. To the first floor there are three bedrooms, the master benefiting from an en-suite shower room and a family bathroom. To the front of the property there is a Presscrete driveway offering off road parking leading to the garage and there is side access leading to the privately enclosed rear garden.

Castle Donington is a very popular village which has a number of local amenities and facilities which includes various shops that are within walking distance of the apartment which includes a large Co-op store, there are health care and sports facilities, various pubs and restaurants in the village, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which connects to the A50 and A42, East Midlands Airport, East Midlands Parkway station and there are various other roads which take you to local towns and cities which include Nottingham, Derby, Loughborough and Leicester with Birmingham also being within easy reach.



Entrance Hall

Composite front entrance door, radiator, stairs to the first floor and door to:

Ground Floor w.c.

Low flush w.c., radiator, sink with storage under, UPVC double glazed window to the front.

Lounge

16'7 x 9'6 approx (5.05m x 2.90m approx)

UPVC double glazed window to the front, TV and telephone points, coving to the ceiling, gas fire with Adam style surround.

Dining Kitchen

16'4 x 9'3 approx (4.98m x 2.82m approx)

Wall, base and drawer units with work surface over, inset 1½ bowl sink and drainer with mixer tap, tiled walls and splashbacks, integrated eye level double oven, five ring gas hob and extractor hood over, radiator, laminate flooring, appliance space, built-in washing machine, fridge freezer and dishwasher, coving to the ceiling, UPVC double glazed window to the rear, door to a large understairs pantry, breakfast bar and open to:

Conservatory

9'9 x 9'9 approx (2.97m x 2.97m approx)

UPVC double glazed window and French doors to the rear, under floor heating and radiator.

First Floor Landing

Access to the loft, UPVC double glazed window to the side, overstairs storage housing the gas central heating boiler and doors to:

Bedroom 1

9'8 x 9'6 approx (2.95m x 2.90m approx)

UPVC double glazed window to the front, radiator, built-in wardrobe with mirror doors, TV point and door to:

En-Suite

Walk-in shower cubicle with shower from the mains, low flush w.c., sink with storage under, chrome heated towel rail, tiled walls and splashbacks, shaver point and extractor fan.

Bedroom 2

13'6 x 9'7 approx (4.11m x 2.92m approx)

UPVC double glazed window to the rear, radiator and TV point.

Bedroom 3

9'5 x 6'4 approx (2.87m x 1.93m approx)

UPVC double glazed window to the rear, radiator and TV point.

Bathroom

7'2 x 6'2 approx (2.18m x 1.88m approx)

A white three piece suite comprising of a panelled bath with shower from the mains with a waterfall shower head and a hand held shower, low flush w.c., sink with storage under, tiled walls and splashbacks, chrome heated towel rail, UPVC double glazed window to the front, extractor fan and shaver point.

Outside

To the front of the property there is a Presscrete driveway offering off road parking and a gate to the right hand side giving access to the rear. Immediate to the property there is a patio leading to the lawn, having borders full of mature shrubs and trees. The garden is privately enclosed with fenced boundaries and there is an outside tap.

Garage

17'4 x 9'1 approx (5.28m x 2.77m approx)

Up and over door to the front, window and rear exit door to the garden.

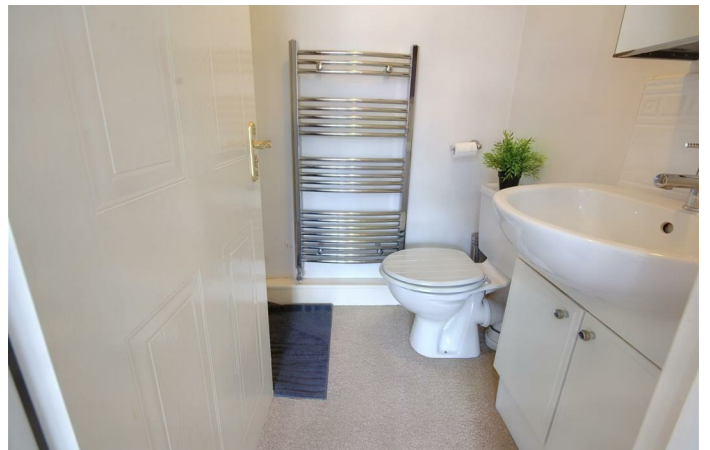
Directions

Proceed out of Long Eaton through Sawley and towards Castle Donington. Continue through Castle Donington taking the left turning into Glover Road and the property can be identified by our for sale board.

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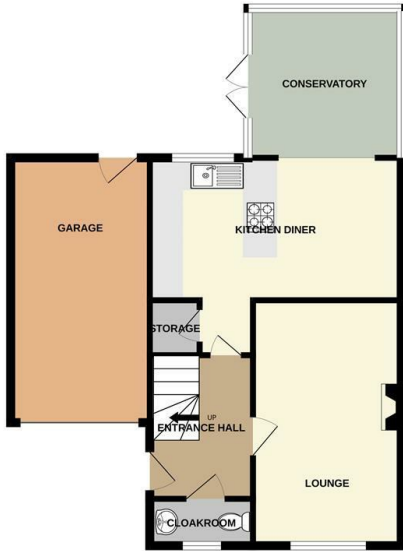
Council Tax

North West Leicestershire Council Band C



GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1086 sq.ft. (100.8 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	77
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	

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