



Geraldine Way,  
Castle Donington, Derby  
DE74 0AE

**£425,000 Freehold**



#### A BEAUTIFULLY PRESENTED DETACHED HOME IN CASTLE DONINGTON WITH A CONVERTED DOUBLE GARAGE.

Robert Ellis are delighted to offer to the market this beautifully presented four-bedroom detached home offering spacious and stylish living throughout, with a modern design and neutral décor that make it ready to move into. Recent upgrades, including luxury tiled flooring, enhance the appeal of this ideal family home. The ground floor features a bright and welcoming entrance hall leading to a convenient downstairs WC. The bay-fronted living room is both elegant and cosy, complete with a newly installed media wall and contemporary electric fireplace. At the heart of the home lies a sleek, open-plan kitchen and dining area—perfect for entertaining—alongside a separate utility room for everyday convenience. Upstairs, you'll find four generously sized bedrooms. The master bedroom enjoys the added benefit of a private en-suite, while the remaining rooms are served by a modern family bathroom. Outside, the property offers a driveway with access to a detached converted garage which is now a cinema/games room and has roof storage space. Located in the desirable market town of Castle Donington, this home combines historic charm with modern amenities. With excellent transport links via the M1, A50, and East Midlands Airport, the area also boasts a welcoming community, a variety of shops, cafés, and pubs, well-regarded schools, and beautiful countryside walks.

Built in 2022 and still within the 10 year NHBC warranty. Internal accommodation briefly comprises of a hallway, living room, office, WC, utility room and spacious breakfast living kitchen to the rear aspect. To the first floor, there are four bedrooms with the master boasting an en-suite shower room and a walk in wardrobe. The additional bedrooms are all ample sizes and accommodation is complete with a family bathroom off the landing.

Castle Donington is a very popular place to live, with there being excellent local shops which includes a Co-op store and a recently built Aldi, there are further shops in the village centre, various local pubs and restaurants, schools for all ages, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1, which connects the A42, the A50, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to Nottingham, Derby, Loughborough, Leicester and many other East Midlands towns and cities.



### Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator and door to:

### Lounge/Dining Room

11'4 x 15'8 approx (3.45m x 4.78m approx)

Double glazed window to the front, radiator, media wall.

### Office

7'5 x 6'5 approx (2.26m x 1.96m approx)

Double glazed window to the front and a radiator.

### Cloaks/w.c.

Double glazed window to the side, radiator, low flush w.c., wash hand basin and extractor fan.

### Kitchen Diner

26'3 x 16'10 max approx (8.00m x 5.13m max approx)

Double glazed French doors to the rear, two double glazed windows to the rear, matching wall and base units, integrated electric oven, five ring gas fire, stainless steel sink and drainer, integrated dishwasher and a radiator, tiled floor and space for a dining table.

### Utility Room

Situated off the kitchen with matching wall and base units, plumbing for a washing machine, stainless steel sink and drainer, space for a tumble dryer and double glazed door to the side.

### Cinema/Play Room

16'6 x 6'2 approx (5.03m x 1.88m approx)

The double garage has been converted and has a double glazed window to the rear, double glazed door to the side and roof storage space.

### First Floor Landing

Double glazed window to the front, radiator and doors to:

### Bedroom 1

12'3 x 11'5 approx (3.73m x 3.48m approx)

Double glazed window to the front, radiator, walk-in wardrobe.

### En-Suite

Double shower cubicle, low flush w.c., wash hand basin, extractor fan.

### Bedroom 2

12'2 x 11'5 approx (3.71m x 3.48m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

13' x 6'10 approx (3.96m x 2.08m approx)

Double glazed window to the rear, radiator and cupboard.

### Bedroom 4

8'3 x 9'7 approx (2.51m x 2.92m approx)

Double glazed window to the front and a radiator.

### Bathroom

Double glazed window to the side, low flush w.c., panelled bath, single shower cubicle, wash hand basin and extractor fan.

### Outside

To the front of the property is a double driveway.

To the rear there garden laid mainly to lawn, fencing to the boundaries, small patio area, side access and a wooden shed.

### Directions

From the A50 island proceed through Castle Donington and at the main traffic lights turn right onto Park Lane. Follow the road and turn right onto Pathfinder Way and left onto Geraldine Way.

8730AMCO

### Council Tax

North West Leicestershire Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 55mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

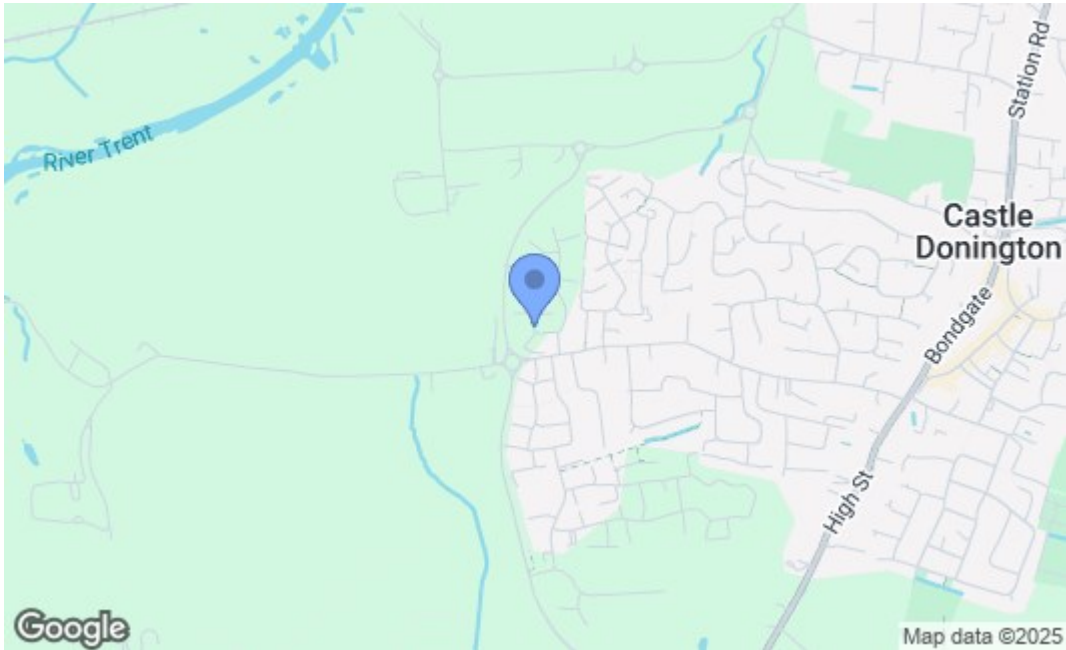
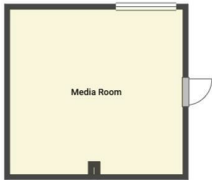
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 94        |
| (81-91) B                                                       | 85      |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.