



Darsway,  
Castle Donington, Derby  
DE74 2RZ

**£239,995 Freehold**



A FANTASTIC EXAMPLE OF A THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN, BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented and spacious, three bedroom semi-detached house with off street parking, brick built garage and enclosed rear garden. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. The property would be ideal for a wide range of buyers from first time buyers to families and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge and open plan kitchen/diner with integrated appliances and French doors overlooking and leading to the garden. To the first floor, the landing leads to three bedrooms and the three piece family bathroom suite. To the front there is a gravelled garden setting the property away from the pavement with an enclosed rear garden with turf, decking and access to the side and rear through a gate to the off street parking and brick built garage.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. The village centre is within walking distance where further shops, restaurants, pubs, vets, doctors and more can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1 and A50 with East Midlands Airport and local train stations being just a short drive away.



## Entrance Hall

uPVC double glazed front door, tiled flooring, radiator, painted plaster ceiling, ceiling light.

## Lounge

12'0 x 12'3 (3.66m x 3.73m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, electric fire, painted plaster ceiling, ceiling light.

## Kitchen/Diner

8'6 x 15'4 (2.59m x 4.67m)

uPVC double glazed window overlooking the rear with a door leading to the side and French doors overlooking and leading to the rear, tiled flooring, range style cooker with hob, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built in storage cupboard, painted plaster ceiling, ceiling light.

## First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, built in storage cupboard, loft access, painted plaster ceiling, ceiling light.

## Bedroom One

9'6 x 10'3 (2.90m x 3.12m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

## Bedroom Two

10'7 x 7'8 (3.23m x 2.34m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, textured ceiling, ceiling light.

## Bedroom Three

6'2 x 5'3 (1.88m x 1.60m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

## Family Bathroom

5'0 x 7'0 (1.52m x 2.13m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, pedestal sink, 'p' shaped

bath with shower over the bath, painted plaster ceiling, spotlights.

## Outside

To the front, the property has a gravelled and low maintenance garden setting the property back from the road with access through a wooden gate to the side. To the rear, there is an enclosed garden with decking, turf and flower beds with access into the brick built garage and through another wooden gate to access the off street parking.

## Directions

Proceed out of Long Eaton and through Sawley towards Castle Donington. Proceed through Castle Donington and at the traffic lights turn right into Park Lane, right into The Green, right into School Lane and Darsway.

8548RS

## Council Tax

North West Leicestershire Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - standard 16 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

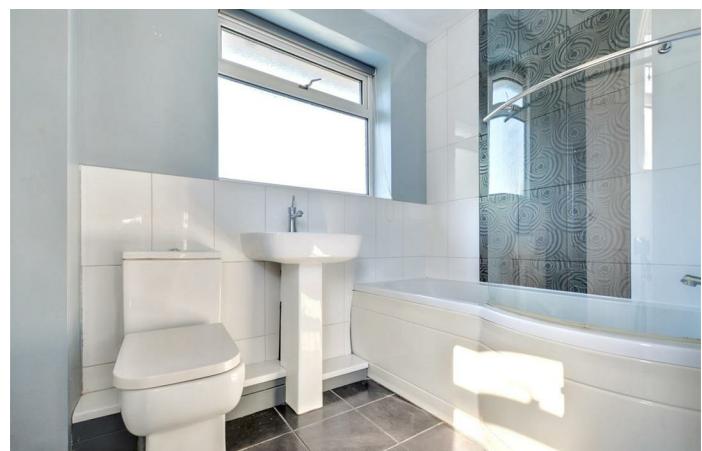
Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

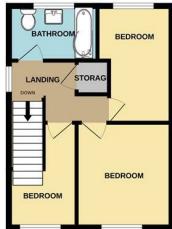
Other Material Issues – No



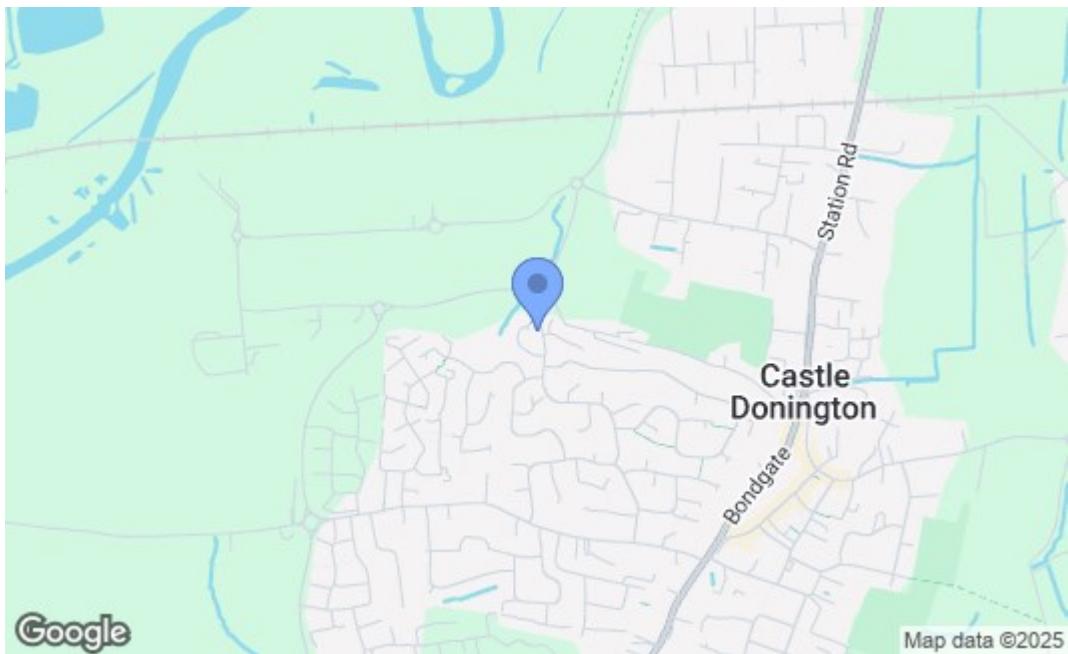
Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and no dimensions should be relied upon for legal descriptions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. All photographs are for illustration purposes only.



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.