Robert Ellis

*look no further...*

Blyth Court,
Castle Donington, Derby
DE74 2GP

**£259,950 Freehold**

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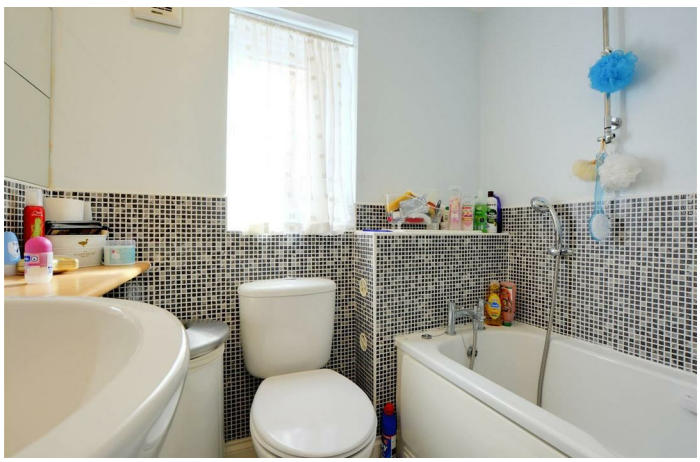
THIS IS A THREE STOREY SEMI DETACHED HOUSE PROVIDING THREE DOUBLE BEDROOM ACCOMMODATION WITH AN EN-SUITE AND MAIN BATHROOM.

Being situated on Blyth Court, this three double bedroom semi detached property offers a lovely home that will suit a whole range of buyers, from people buying their first property through to families who are in search of a house which is close to excellent local amenities and facilities including transport links, all of which have helped to make this a popular and convenient place to live. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full internal inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing and includes a reception hall with laminate flooring that extends into the main lounge/sitting room, lounge which has a dining area, there is a ground floor w.c. off the hall, a conservatory, a well fitted kitchen with wall and base units and integrated cooking appliances and to the first floor the landing leads to two double bedrooms, both with ranges of built-in wardrobes and the main bathroom. There is a second flight of stairs from the first floor to the main bedroom suite which has a dressing area off with a range of built-in wardrobes and there is an en-suite shower room with a large walk-in shower. Outside there is an adjoining brick garage to the right hand side of the property and a drive and garden at the front of the house and at the rear there is a decked area that extends across the back of the property, a good size lawned garden and fencing to the three boundaries.

Castle Donington provides a number of local amenities and facilities with there being a Co-op store and a recently built Aldi on the main road as you enter Castle Donington, there are excellent schools for all ages, healthcare and sports facilities including several local golf courses, various pubs and restaurants in Castle Donington village, walks in the surrounding South Derbyshire countryside and the excellent transport links include J24 of the M1 which links to the A50 and A42, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East and West Midlands towns and cities.



## Porch
Open porch with an outside light leading through a composite front door with an inset block glazed panel to:

## Reception Hall
Having laminate flooring which extends through into the main lounge, stairs leading to the first floor, built-in cloaks storage cupboard, recessed lighting to the ceiling and a radiator.

## Ground Floor w.c.
Having a low flush w.c., hand basin set on a surface with double cupboard under with a tiled splashback and a mirror to the wall above, tiled flooring and an opaque double glazed window.

## Lounge/Dining Room
16'4 x 13'3 approx (4.98m x 4.04m approx)
Double glazed double opening French doors with double glazed windows to either side leading into the conservatory, coal effect electric fire set in a contemporary fireplace with hearth, laminate flooring, two radiators, recessed lighting to the ceiling, cornice to the wall and ceiling and an understairs storage cupboard.

## Conservatory
12'10 x 10'3 approx (3.91m x 3.12m approx)
Double glazed double opening French doors leading out to the rear garden, double glazed windows to the side and rear, laminate flooring and a glazed roof.

## Kitchen
12'8 x 6'2 approx (3.86m x 1.88m approx)
The kitchen has wood grain effect units and staineses steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to two walls and has cupboards, drawers, a double oven and space for an automatic washing machine below, space for an upright fridge/freezer, matching eye level wall cupboards and a hood to the cooking area, Worcester Bosch boiler housed in a fitted cupboard, tiled walls to the work surface areas, double glazed window to the front, recessed lighting to the ceiling, tiled flooring and a radiator.

## First Floor Landing
The balustrade continues from the stairs onto the landing and there is a further flight of stairs to the second floor and a radiator.

## Bedroom 2
11'2 x 11'5 approx (3.40m x 3.48m approx)
Two double glazed windows to the front, range of three double built-in wardrobes with mirrors to two doors providing hanging space and shelving and a radiator.

## Bedroom 3
11'1 x 10'8 approx (3.38m x 3.25m approx)
Double glazed window to the rear, range of wardrobes extending along one wall with mirrored panels to four doors providing hanging space and shelving and a radiator.

## Bathroom
The main bathroom has a white suite including a panelled bath with a mains flow shower over, hand rails and a mixer tap with a hand held shower and tiling to three walls, sink with a mixer tap set on a surface with double cupboard and shelves beneath, low flush w.c., radiator, tiling to the walls by the sink and w.c. areas, mirror to the wall by the sink, opaque double glazed window, tiled flooring and recessed lighting to the ceiling.

## Second Floor Landing
Having a radiator and door to:

## Bedroom 1
15'2 x 13'2 approx (4.62m x 4.01m approx)
The main bedroom is positioned on the second floor and has a double glazed window to the front and an opaque glazed window to the side, hot water tank positioned in a built-in airing/storage cupboard and a fitted drawer unit having eight drawers set in a recess.

## Dressing Area
Two double built-in wardrobes with mirror fronted doors providing hanging space and shelving and to the left of the wardrobe is a fitted desk/dressing table with a mirror to the wall above, Velux window with fitted blind, radiator, hatch to loft and recessed lighting to the ceiling.

## En-Suite
The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and protective screen, low flush w.c. and a hand basin set on a surface with a double cupboard and shelves below, tiling to the walls by the sink and w.c. areas, tiled flooring, Velux window to the sloping ceiling and a built-in shelved storage cupboard.

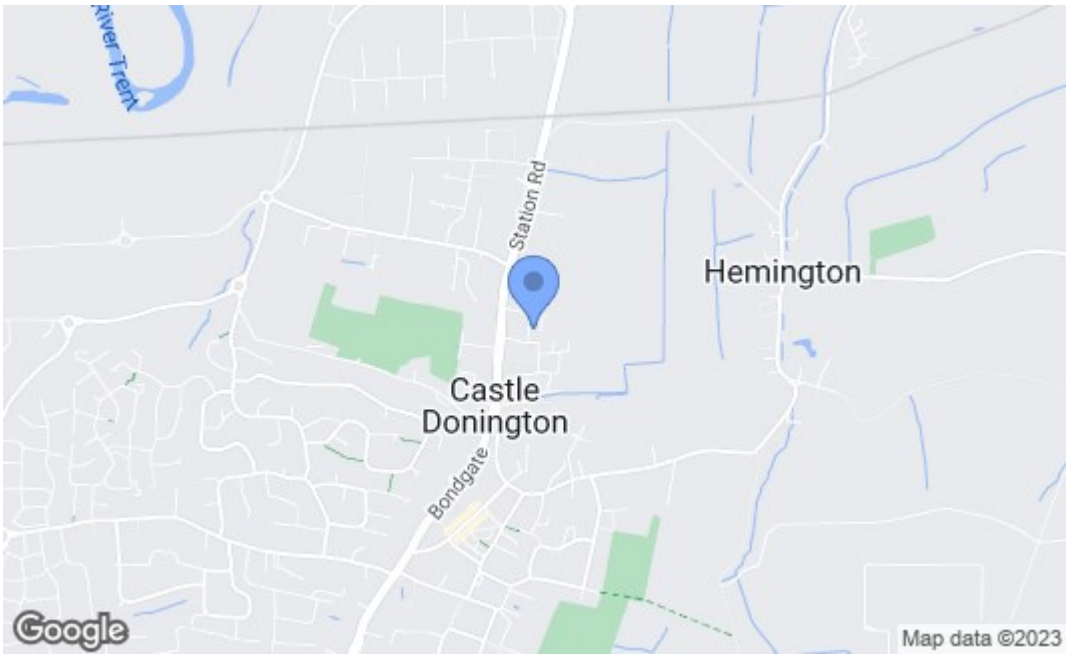
## Outside
At the front of the property there is a drive leading to the garage and a lawned garden with a maple tree in the centre, there is an outside light by the front door and an outside water supply is provided.

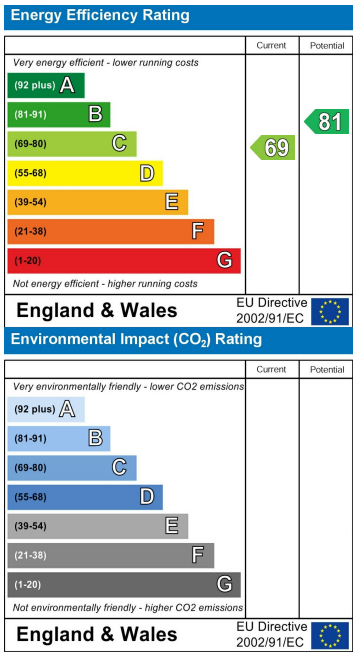
At the rear there is decking to the rear of the conservatory and this extends behind the garage and a good size lawned garden being kept private by having fencing to the three boundaries.

## Garage
17'4 x 8'9 approx (5.28m x 2.67m approx)
Adjoining brick garage with a pitched tiled roof having an up and over door to the front, a door leading out to the rear garden, power and lighting is provided and there is storage in the roof space.

## Directions
Proceed towards the village of Castle Donington along Station Road. Take the left turning after the Co-op onto Glover Road and first left onto Blyth Court.
7563AMMP

## 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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