Robert Ellis

look no further...

Bosworth Road,
Castle Donington, Derby
DE74 2JN

£199,950 Freehold

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THIS IS A TRADITIONAL SEMI DETACHED PROPERTY WHICH HAS BEEN TASTEFULLY REFURBISHED AND UPGRADED THROUGHOUT BY THE CURRENT OWNERS.

Being located on this popular road on the outskirts of Castle Donington, this traditional two double bedroom semi detached property provides a lovely home which we are sure will be of interest to a whole range of buyers and for the quality and size of the accommodation and privacy of the large rear garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. Castle Donington is a very popular village which has a number of local amenities and facilities and is well placed for easy access to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. In brief the house is entered through a stylish composite front door into an open plan hallway which leads into the main lounge/sitting room and from this room there is a walk way through to the exclusively fitted dining kitchen which has extensive ranges of white gloss handle-less soft closing units and composite work surfaces with integrated appliances. To the first floor the landing leads to the two double bedrooms and the luxurious shower room which includes a mains flow shower system. Outside there is off road parking at the front and at the rear a large, mainly lawned garden with there being two outbuildings next to the property and a shed which is positioned at the bottom left hand corner of the garden.

Castle Donington provides local shops which includes a Co-op store and a recently built Aldi on the main road as you enter Castle Donington with there being many more shops in the village centre, there are schools for all ages, healthcare and sports facilities, various pubs and restaurants in and around the village and the excellent transport links include quick access to J24 of the M1 as well as the A50 and A42, East Midlands Airport and Parkway station and there are various main roads which provide quick access to Nottingham, Derby, Leicester, Loughborough and other East and West Midlands towns and cities.

Reception Hall
Stylish composite door with two block glazed panels, stairs with hand rail leading to the first floor, double glazed window to the side, radiator and oak flooring which extends into the lounge/sitting room.

Lounge/Sitting Room
13' x 10' approx (3.96m x 3.05m approx)
Double glazed window with fitted blind to the front, oak flooring and a radiator,

Dining Kitchen
15' x 10' approx (4.57m x 3.05m approx)
The exclusively fitted kitchen has white gloss handle-less soft closing units with composite work surfaces and includes a sink with a mixer tap and an Indesit induction hob set in a work surface with drawers, cupboards and an integrated dishwasher below, oven and microwave oven with cupboards above and below, hood and back plate to the cooking area, housing for an American style fridge freezer with a cupboard over, boiler housed in an upright cupboard and a shelved pantry cupboard, double glazed window to the rear, oak flooring, double glazed, double opening French doors leading out to the rear garden, recessed lights to the ceiling and an understairs storage cupboard which houses the electric meter and consumer unit, has hanging space, a double glazed window to the side and oak flooring.

First Floor Landing
Double glazed window to the side, hatch to the loft and panelled doors to:

Bedroom 1
14' x 10' approx (4.27m x 3.05m approx)
Double glazed window with fitted blind to the front, radiator, built-in wardrobe/storage cupboard and laminate flooring.

Bedroom 2
11' x 10' approx (3.35m x 3.05m approx)
Double glazed window with fitted blind to the rear, radiator and laminate flooring.

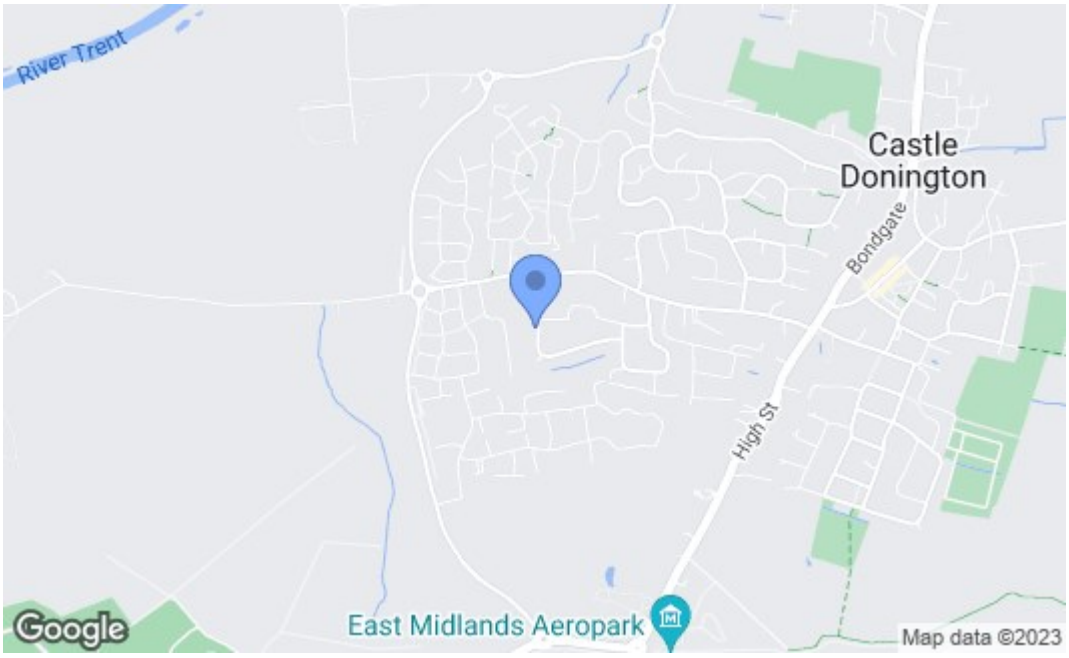
Shower Room
The newly installed shower room has a large walk-in shower with a mains flow shower system including a rainwater shower head and a hand held shower, boarding to two walls and a protective glazed screen, hand basin with mixer tap and double cupboard below and a low flush w.c. with a concealed cistern set on a surface with a splashback, chrome ladder towel radiator, recessed lights to the ceiling and an extractor fan.

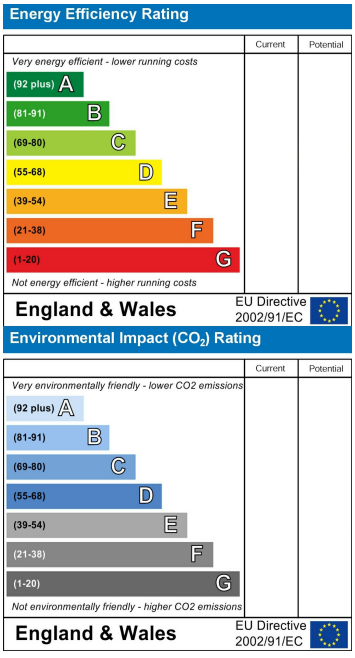
Outside
At the front of the property there is a pebbled driveway which provides off road parking for two vehicles and a path leads to the front door and a gate at the right of the property which provides access to the rear and there is fencing to the two side boundaries.

The large rear garden has a patio and decked area and a path leads around the side of the property which takes you to the gate that leads to the front. There is a large lawned area with hedging and fencing to the boundaries, there are two outside adjoining storehouses and a shed is positioned at the bottom left hand corner of the garden. An outside tap and external lighting is provided.

Directions
Proceed out of Long Eaton along Tamworth Road continuing through Sawley and at the traffic island follow the signs for Castle Donington. At the traffic lights turn right onto Park Lane following the road around where Bosworth Road can be found on the left.
7684AMMP

Council Tax
North West Leicestershire Council Band B





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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