Robert Ellis

look no further...

Hill Top,
Castle Donington, Derby
DE74 2PR

£175,000 Freehold

THIS IS A LOVELY TWO DOUBLE BEDROOM MID TOWN HOUSE PROPERTY WHICH HAS A LANDSCAPED PRIVATE GARDEN TO THE REAR AND OFF ROAD PARKING FOR TWO VEHICLES.

Being located on the outskirts of Castle Donington, this lovely two double bedroom mid property offers a home that will suit a whole range of buyers. Since purchasing the property the current owner has carried out a lot of work to the house, having installed a new boiler, gas oven and hob (2018), there is triple glazing in most of the windows, the electric consumer unit has been replaced, the bathroom has been re-fitted and re-tiled and the soffits, facias and guttering have also been replaced. For the size of the accommodation and the privacy of the maintenance free rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and additional triple glazing to most of the windows. The property is entered through the front door into a reception hall, from which the stairs lead to the first floor and a door into the lounge/sitting room and from this room there is a door to the dining kitchen which would benefit from new doors to the cupboards. To the first floor the landing leads to the two double bedrooms and the bathroom which has a shower over the bath position. Outside there is a small garden area at the front with the main garden being at the rear where there are block paved patios, an astroturf lawn, a shed is included in the sale and the garden is kept private by having fencing to the boundaries and at the bottom of the garden there is a gate leading to two off road parking spaces.

Castle Donington is a sought after village location with there being a Co-op store at the bottom of the main hill where there is also a recently opened Aldi store, there are many other shops in the village centre as well as local pubs and restaurants. If required there are schools for all ages, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque 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 main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East Midlands towns and cities.

Reception Hall
UPVC panelled front door, double glazed window to the front with secondary triple glazing, stairs leading to the first floor, cornice to the wall and ceiling and wall mounted electric consumer unit.

Lounge/Sitting Room
12'3 x 11'8 approx (3.73m x 3.56m approx)
Double glazed window to the front with secondary triple glazing, radiator, cornice to the wall and ceiling and built-in understairs storage cupboard.

Dining Kitchen
15' x 8'7 approx (4.57m x 2.62m approx)
The kitchen has a 1½ bowl sink with a mixer tap and four ring gas hob set in a work surface which extends to two walls and has space for an automatic washing machine or dishwasher, shelves and curtain in front of cupboards below, double oven with cupboard above and shelves below, matching eye level wall cupboards and hood over the cooking area, space for a fridge/freezer, double glazed window to the rear in the kitchen area of the room and double glazed window with secondary triple glazing to the window from the dining area, half opaque double glazed door leading out to the rear garden, radiator and cornice to the wall and ceiling.

First Floor Landing
Hatch to loft which is part boarded and has a sky light window and wood panelled doors leading to:

Bedroom 1
12'2 x 11'8 approx (3.71m x 3.56m approx)
Double glazed window to the front with secondary triple glazing, two built-in cupboards, radiator and a Worcester Bosch boiler housed in a built-in cupboard.

Bedroom 2
8'8 x 8'3 approx (2.64m x 2.51m approx)
Double glazed window to the rear with secondary triple glazing, radiator and cornice to the wall and ceiling.

Bathroom
The bathroom has a white suite including a panelled bath with a mixer tap/shower and tiling to three walls with a glazed protective screen, pedestal wash hand basin and a low flush w.c., chrome ladder heated towel radiator, opaque double glazed window and recessed lighting to the ceiling.

Outside
To the front of the property there is a path leading to the front door with a planted borders to either side.

The rear garden has been landscaped and has a block paved patio to the immediate rear of the house, paved pathway leading down to the shed which is positioned on the right hand side and a further patio area at the bottom of the garden where there is also a gate leading out to the paved parking area at the rear. There is an astroturf lawn which helps to keep maintenance of the rear garden to a minimum and there is fencing to the three boundaries with a gate leading out to the parking at the rear.

Directions
Proceed out of Long Eaton along Tamworth Road towards Sawley and then onto Castle Donington. When entering Castle Donington proceed along Bond Gate and continue over the traffic lights at the junction of Delvin Lane and Park Lane. Continue along where the road then becomes High Street and Hill Top can be found on the left.
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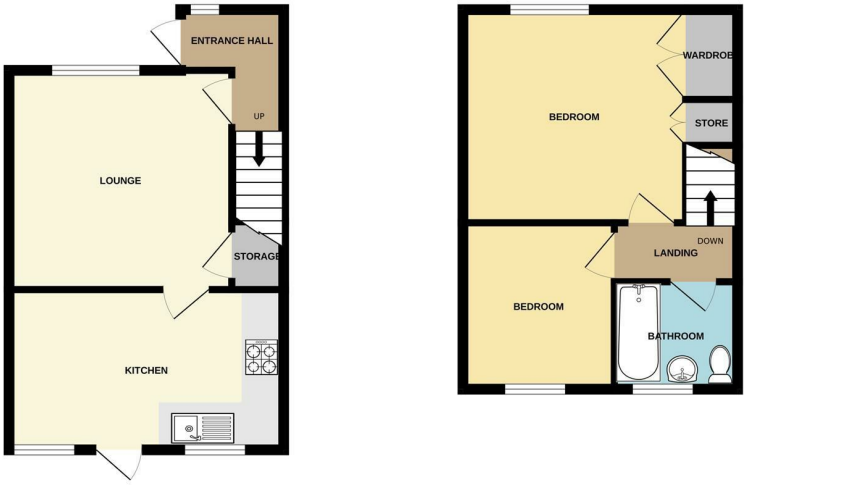
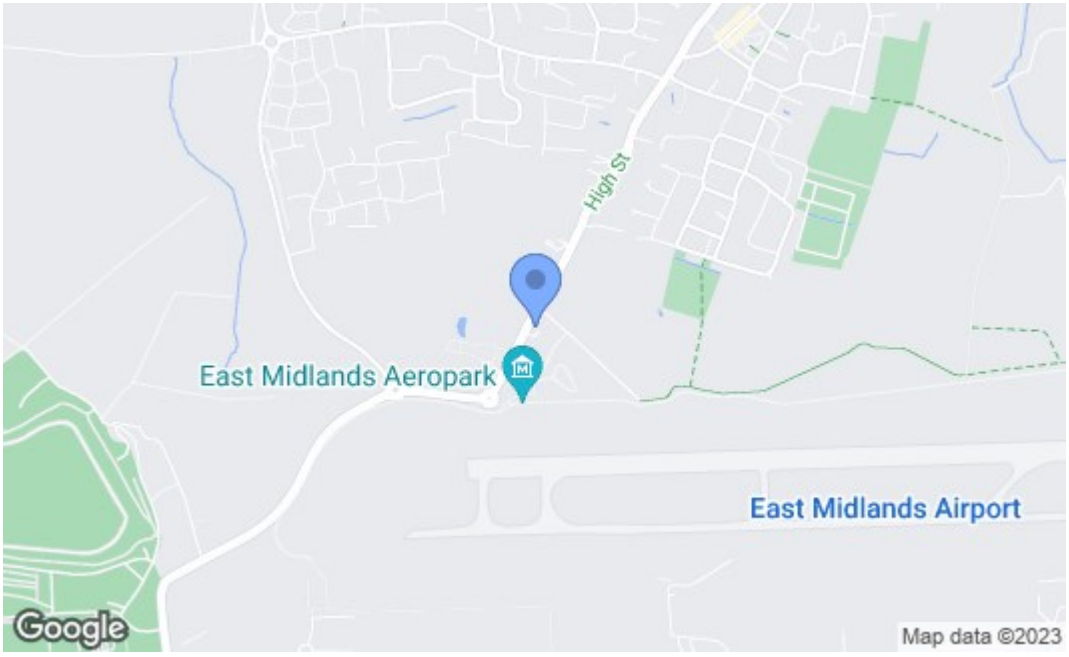
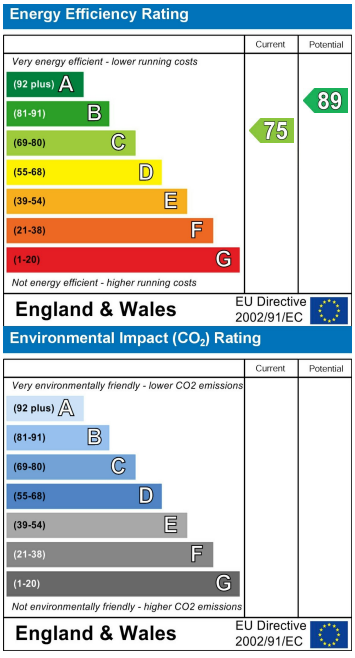
Council Tax
North West Leicestershire Band B







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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