

# Robert Ellis

*look no further...*



Spitfire Road,  
Castle Donington, Derby  
DE74 2AU

**£110,000 Leasehold  
50% Share**

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A SUPERB EXAMPLE OF A SPACIOUS TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE, BEING SOLD FOR THE PURCHASE OF 50% SHARED OWNERSHIP, WITH OFF STREET PARKING AND ENCLOSED GARDEN.

Robert Ellis are pleased to be instructed to market this lovely two double bedroom semi-detached home. The property is constructed of brick to the external elevations and benefits from double glazing and gas central heating throughout and was constructed approximately 12 years ago. This would make a fantastic home for a first time buyer looking to get themselves on the property ladder and sits within a wonderful village location. The property is tastefully decorated and maintained well by the current owners as people will see when they take a full inspection. We highly recommend an internal viewing to appreciate the space, property and location that is on offer.

In brief, the property comprises a bright and airy entrance hallway, kitchen with integrated cooking appliances, a downstairs WC and lounge with a built in storage cupboard and a door leading to the garden. To the first floor, the landing leads to two double bedrooms and the three piece family bathroom suite. This property boasts ample storage space throughout including cupboards to both levels. To the exterior, there is off street parking for two vehicles to the side with a wooden gate leading to the garden. To the rear, there is a turfed garden with a patio area.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. Castle Donington village centre is within walking distance where shops, bars, restaurants, beauty salons and more can be found alongside the local church, vets and doctors surgery. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. East Midlands Airport can be reached within 10 minutes for those who like to holiday abroad with local train stations also easily accessible.



### Entrance Hall

UPVC double glazed window overlooking the side, vinyl flooring, radiator, ceiling light.

### Kitchen

6'4 x 9'7 approx (1.93m x 2.92m approx)

UPVC double glazed window overlooking the front, vinyl flooring, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, gas hob, overhead extractor fan, space for washing machine, space for dishwasher, space for fridge/freezer, radiator, ceiling light.

### Ground Floor w.c.

2'6 x 5'4 approx (0.76m x 1.63m approx)

Vinyl flooring, low flush w.c., wall mounted sink, ceiling light.

### Lounge

12'3 x 13'3 approx (3.73m x 4.04m approx)

UPVC double glazed window and door overlooking and leading to the rear garden, carpeted flooring, radiator, built in storage cupboard, ceiling light.

### First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, loft access, ceiling light.

### Bedroom 1

13'3 x 10'4 approx (4.04m x 3.15m approx)

UPVC double glazed window overlooking the front, overstairs storage cupboard, carpeted flooring, radiator, ceiling light.

### Bedroom 2

15'0 x 6'8 approx (4.57m x 2.03m approx)

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

### Family Bathroom

5'8 x 8'5 approx (1.73m x 2.57m approx)

UPVC double glazed patterned window overlooking the rear, vinyl flooring, built in storage cupboard, bath with mixer and shower over the bath, pedestal sink, low flush w.c., ceiling light.

### Outside

To the front of the property there is access onto the

driveway which is spacious enough for two vehicles with a wooden gate that leads into the garden.

To the rear, there is an enclosed garden with lawn and a patio area.

### Directions

Proceed out of Long Eaton through Sawley towards Castle Donington. Continue through Castle Donington and at the main traffic lights turn right into Park Lane. Follow the road for some distance and turn right onto Spitfire Road. 8192RS

### Council Tax

North West Leicestershire Band B

### Agents Notes

The property is leasehold with a 125 year lease from 1.7.12.

There is also a monthly rent for the remaining 50% share of £234.62 and a monthly service charge/ground rent of £23.38.

Statement that all potential purchasers must be approved via application to Riverside Home Ownership.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 80mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

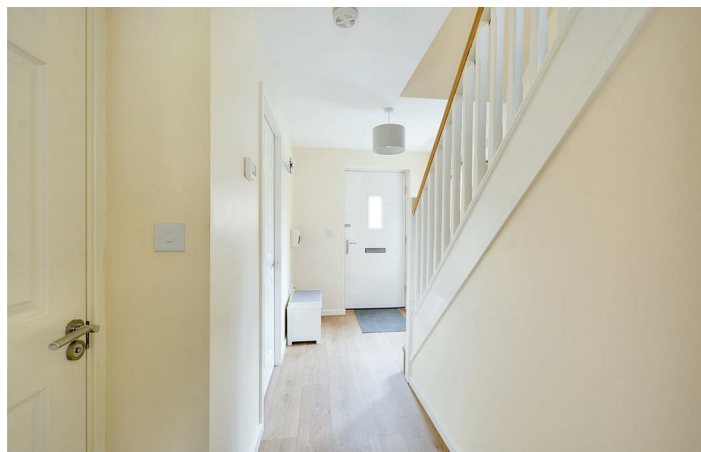
Flood Risk – No, surface water very low

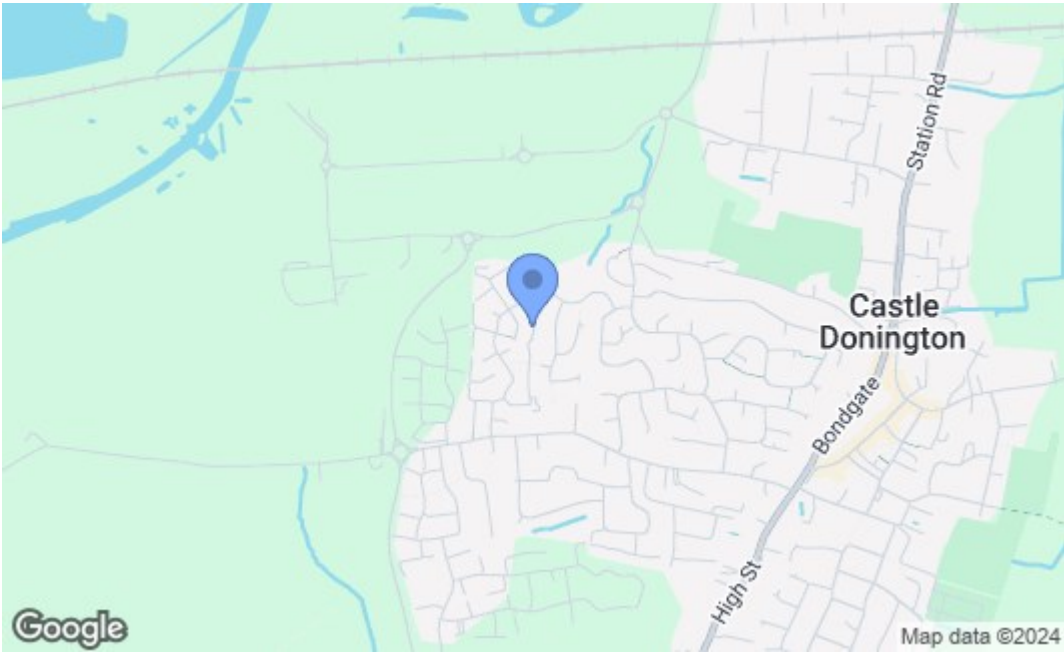
Flood Defenses – No

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                                                     |         | 92        |
| (81-91) B                                                       | 78      |           |
| (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.