Robert Ellis

look no further...

Tipnall Road,
Castle Donington, Derby
DE74 2JY

O/O £250,000 Freehold

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A SPACIOUS THREE BEDROOM END TERRACE HOME WITH BRICK BUILT GARAGE AND ENCLOSED GARDEN, SITUATED ON A LARGE CORNER PLOT AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to market this well presented and spacious end terrace property, perfect for a wide range of buyers including first time buyers and growing families alike. The property is constructed of brick to the external elevations and benefits from gas central heating and double glazing. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises of an entrance hallway with built-in storage cupboard housing the boiler, ground floor w.c., lounge and kitchen diner with integrated cooking appliances. To the first floor the landing leads to three generous bedrooms, the master benefiting from fitted wardrobes and a four piece family bathroom suite. The property sits on a large corner plot with ample off street parking for several vehicles and a motorhome or caravan and access into the brick built garage complete with power and lighting and electric roller door. To the rear there is an enclosed garden with patio, lawn, pergola, greenhouse and storage sheds with power.

Located in the popular residential market town of Castle Donington, close to a wide range of local schools, shops and parks, Castle Donington town centre offers a range of bars, restaurants, hairdressers and other local amenities. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and East Midlands Parkway station just a short drive away.

Entrance Hallway
UPVC double glazed front door, carpeted flooring, radiator, built-in storage cupboard housing the boiler and ceiling light.

Ground Floor w.c.
2'3 x 4'8 approx (0.69m x 1.42m approx)
Obscure UPVC double glazed window to the side, carpeted flooring, radiator, low flush w.c., wall mounted sink and ceiling light.

Lounge
11' x 13'6 approx (3.35m x 4.11m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, gas fire and ceiling light.

Kitchen Diner
17'6 x 10'4 approx (5.33m x 3.15m approx)
UPVC double glazed door to the rear and sliding doors overlooking and leading to the rear garden, carpeted flooring and laminate flooring, radiator, wall, base and drawer units with work surfaces over, inset sink and drainer, space for a fridge freezer and washing machine, integrated electric oven, electric hob and extractor fan over, ceiling light.

First Floor Landing
UPVC double glazed window to the side, carpeted flooring, loft access and ceiling light.

Bedroom 1
12'9 x 8'9 approx (3.89m x 2.67m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bedroom 2
10'6 x 9'5 approx (3.20m x 2.87m approx)
UPVC double glazed window to the rear, laminate flooring, radiator and ceiling light.

Bedroom 3
10'6 x 8'4 to 6'2 approx (3.20m x 2.54m to 1.88m approx)
UPVC double glazed windows to the front and side, laminate flooring, radiator and ceiling light.

Bathroom
7'9 x 7'8 approx (2.36m x 2.34m approx)
Obscure UPVC double glazed window to the rear, laminate flooring, double enclosed shower unit, pedestal wash hand basin, low flush w.c., bidet, heated towel rail and spotlights.

Outside
There is ample off street parking for several vehicles and a motorhome or caravan to the front and to the rear three storage sheds, some with power, a greenhouse, patio area, lawn and pergola.

Garage
Brick built garage with electric roller door, power and lighting.

Directions
Proceed out of Long Eaton through Sawley and at the A50 island take the exit to Castle Donington. Proceed along High Street and take the right hand turning at the traffic lights in the centre of Castle Donington onto Park Lane, right onto The Green and right onto Tipnall Road where the property can be found on the corner.
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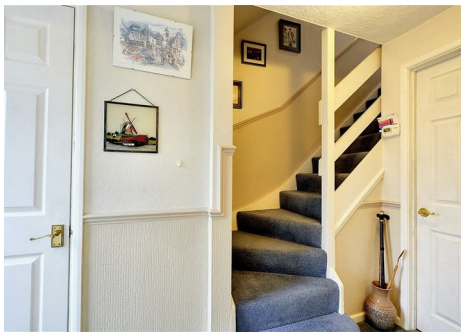
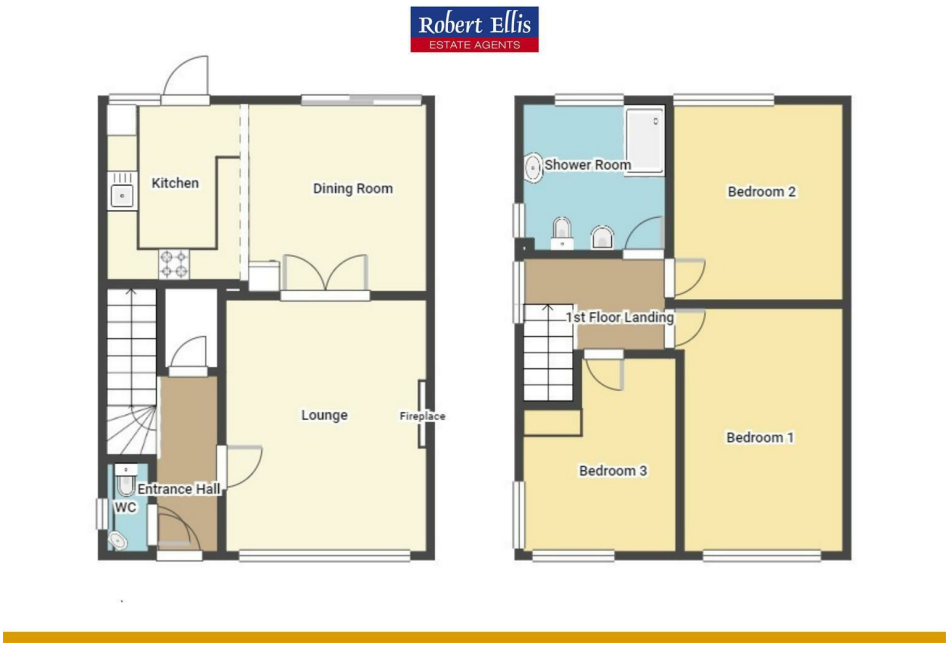
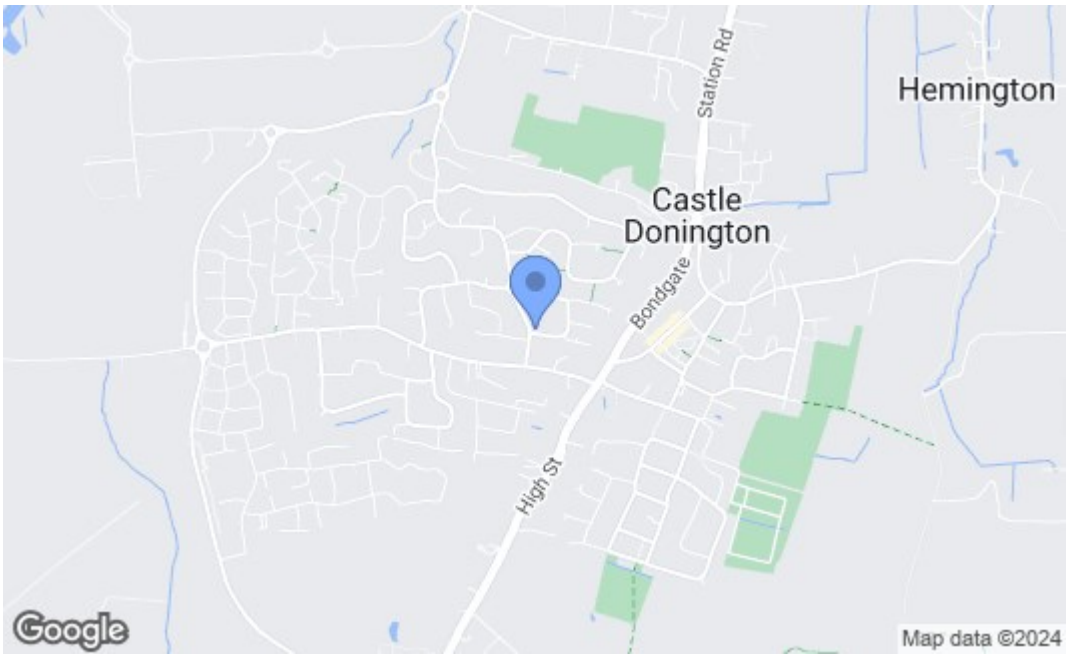
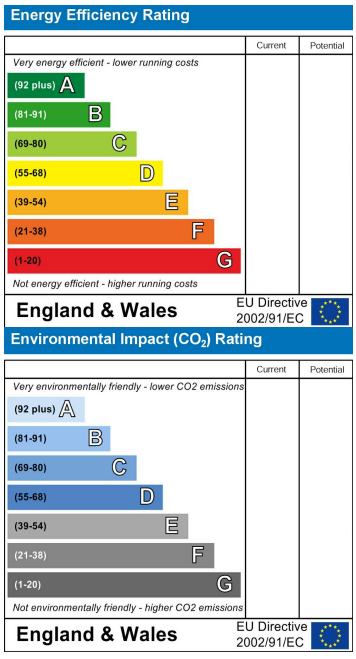
Council Tax
North West Leicestershire Council Band B









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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