



Meadow Crescent,
Castle Donington, Derby
DE74 2LX

O/I/R £275,000 Freehold



A FULLY REFURBISHED AND WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY, BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to welcome to the market, this fully refurbished to a high standard, semi detached home. The property benefits from gas central heating and double glazing with a brand new kitchen and bathroom, ideally suiting the first time buyer, growing families or downsizers alike.

The property briefly comprises of an entrance hallway, kitchen with built-in understairs storage cupboard and open plan lounge/diner with French doors to the rear. To the first floor the landing leads to three generous bedrooms and the three piece family bathroom suite. Situated on a corner plot, the property benefits from ample off street parking and a large garden with a garage to the rear.

Located in the popular residential town of Castle Donington, close to a wide range of local amenities, there are fantastic transport links available including easy access to the M1, A52 and the A50, with both Long Eaton train station and East Midlands Airport just a short drive away, an internal viewing is highly recommended to appreciate the property and location on offer.



Entrance Hall

UPVC double glazed front door, carpeted flooring, stairs to the first floor, radiator and ceiling light.

Kitchen

9'8 x 7'3 approx (2.95m x 2.21m approx)

UPVC double glazed window and door to the rear, built-in storage cupboard, wall, base and drawer units with work surfaces over and inset sink and drainer, electric oven and hob with extractor fan over, vinyl flooring, space for a fridge freezer and ceiling light.

Lounge/Diner

11'6 to 9'5 x 23' approx (3.51m to 2.87m x 7.01m approx)

UPVC double glazed window to the front, UPVC double glazed French doors to the rear, carpeted flooring, radiator and ceiling light.

First Floor Landing

UPVC double glazed window to the side, carpeted flooring, loft access, ceiling light and doors to:

Bedroom 1

11'5 x 11' approx (3.48m x 3.35m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 2

10'7 x 9'6 approx (3.23m x 2.90m approx)

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

Bedroom 3

7'6 x 7'5 approx (2.29m x 2.26m approx)

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

Bathroom

6'1 x 6' approx (1.85m x 1.83m approx)

Obscure UPVC double glazed window to the front, vinyl flooring, low flush w.c., top mounted sink, bath with mixer tap and shower over, heated towel rail and ceiling light.

Outside

The property sits on a corner plot and there is ample off

street parking with a corner garden wrapping around the property and a garage to the rear.

Directions

Proceed into Castle Donington along Bondgate and at the traffic lights turn left into Delven Lane, right into Hastings Street and left onto Meadow Crescent where the property can be found on the left hand side.

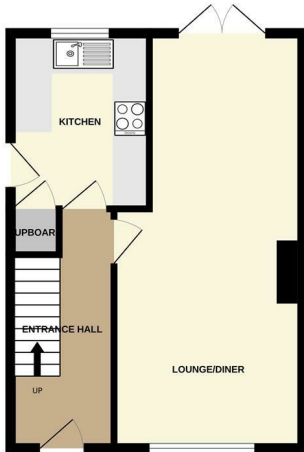
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Council Tax

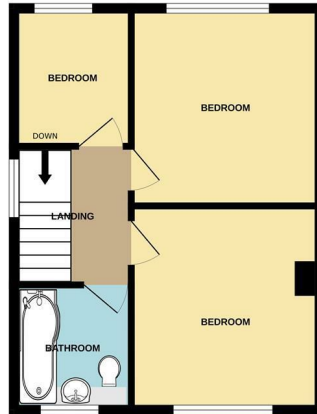
North West Leicestershire Band B



GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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