



5 Barroon,  
Castle Donington, Derby  
DE74 2PE

**Guide Price £290-300,000**  
**Freehold**





A THREE BEDROOM CHARACTER PROPERTY FOUND IN THIS SOUGHT AFTER AREA, CLOSE TO LOCAL TRANSPORT LINKS.

Robert Ellis are delighted to offer to the market this stunning cottage set within the sought after area of Castle Donington. The property, which is over 200 years old, is simply stunning and perfect for anyone looking for charming original features whilst also offering modern, contemporary living style. Set within Castle Donington, it is ideally located for anyone looking to commute via the M1, A50 or A453 in addition to being conveniently positioned for East Midlands Airport. Castle Donington is a market town and offers a range of shops, restaurants, amenities and facilities.

The property benefits from gas central heating and a generous sized rear garden. The internal accommodation briefly comprises of an entrance hall, lounge, open plan kitchen/diner with both boasting exposed original beams, and a cellar which provides fantastic additional space. To the first floor there is a landing with a seating area, three good size bedrooms and a beautiful bathroom.

Castle Donington offers a number of local amenities and facilities which includes a Co-op store and Aldi as you enter Castle Donington and other retail outlets in the village centre, there are schools for all ages, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside, various pubs and restaurants including The Priest House and the excellent transport links include J25 of the M1, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to Nottingham, Derby, Leicester and other East Midlands towns and cities.





### Entrance Hall

Solid oak entrance door with inset glazed panel, feature radiator, exposed beams and flagstone flooring.

### Lounge

13'6 x 11'2 approx (4.11m x 3.40m approx)

With triple glazed window to the front, radiator, storage cupboard and exposed beams.

### Open Plan Kitchen Diner

20' x 14'8 approx (6.10m x 4.47m approx)

Dual aspect triple glazed windows to the front and double glazed windows and door to the rear garden, two feature tall radiators, contemporary base units with work surfaces over, Belfast sink with mixer tap, central island/breakfast bar with drawers, full length pantry, built-in appliances, space for fridge/freezer, Smeg dual cavity cooker with extractor hood over, exposed beams and slate flooring throughout.

### Cellar

13'2 x 7'9 approx (4.01m x 2.36m approx)

With access via the kitchen, ideal space for storage.

### First Floor Landing

Split-level landing with seating area, two skylight windows, radiator, airing/storage cupboard housing the boiler, exposed beams and latched doors to the bedrooms and bathroom.

### Bedroom 1

13'6 x 9'7 approx (4.11m x 2.92m approx)

Triple glazed window to the front, feature radiator, space for log burner, loft access with pull down ladder to boarded loft space and ceiling spotlights.

### Bedroom 2

9'6 x 8'3 approx (2.90m x 2.51m approx)

Triple glazed window to the front, radiator, built-in storage cupboards, further loft access and ceiling spotlights.

### Bedroom 3

13'6 x 6'1 approx (4.11m x 1.85m approx)

Dual aspect triple glazed window to the front, radiator and ceiling spotlights.

### Bathroom

9'7 x 6'6 approx (2.92m x 1.98m approx)

Opaque double glazed window to the rear, tiled slate

flooring, free standing bath with feature tap, separate shower cubicle with rainwater shower head, vanity wash hand basin, low flush w.c., radiator with exposed beams and ceiling spotlights.

### Outside

There is a gated access at the front of the property to a pathway leading to the entrance door and rear garden. The rear garden is fully enclosed and includes a lawned area, mature plants, trees and shrubs. There is a patio area for entertaining and a brick outbuilding with good size storage areas, W.C. and electricity.

### Directions

Proceed out of Long Eaton along Tamworth Road heading towards Castle Donington. At the traffic island take the exit signposted Hemington and proceed through the village passing The Jolly Sailor public house. Towards the end of the village the road turns to the right becoming Hemington Hill. Proceed up the hill where the road turns to the right becoming Barron and the property can be found on the right.  
8176AMCO

### Council Tax

North West Leicestershire Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 66mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

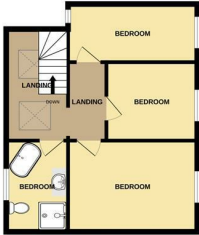
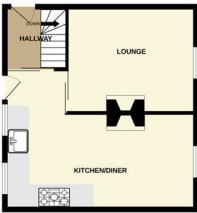
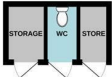
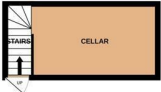
Non-Standard Construction – No

Any Legal Restrictions – No

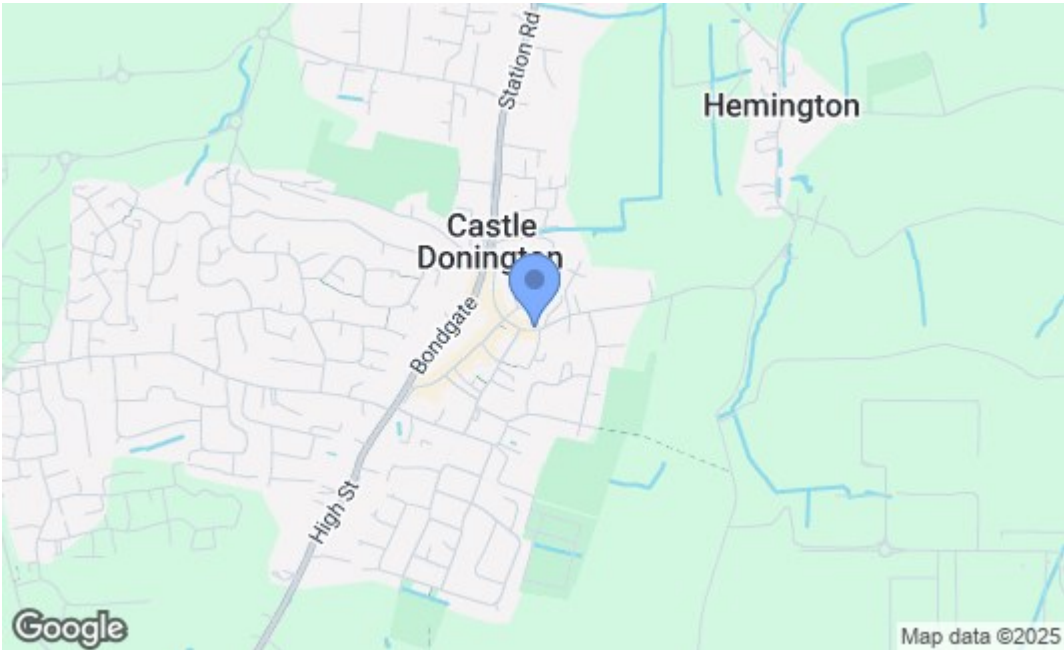
Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		86
(81-91) B		
(69-80) C	66	
(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		
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