Robert Ellis

look no further...

Barroon,
Castle Donington, Derby
DE74 2PE

£175,000 Freehold

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THIS IS A MID PROPERTY WHICH IS WELL POSITIONED FOR EASY ACCESS TO THE CENTRE OF CASTLE DONINGTON THAT IS IN NEED OF A GENERAL UPGRADE PROGRAMME.

Situated close to the heart of Castle Donington, this mid property is now in need of a general updating programme as people will see when they take an internal inspection. The property has the advantage of a long garden to the rear with a garage being positioned at the bottom of the garden which is accessed via a shared driveway. As mentioned the property is suitable for a developer or DIY enthusiast who is looking for a project on which they can stamp their own mark. With the amount of work required to be appreciated, we recommend people do take a full inspection so they can see all that is required for themselves. Castle Donington is a sought after village location and is well placed for easy access to excellent transport links and to open countryside, all of which has helped to make this a very popular and convenient place to live.

The property stands behind a walled garden and is accessed through a double glazed front door into the lounge, there is an inner hallway and a dining/sitting room which has an open plan arrangement into the kitchen which is now in need of re-fitting. There are stairs leading from the dining room to the first floor where the landing takes you to two double bedrooms and the bathroom which again requires a new suite installing. The house is double glazed and has electric heating which a new owner will most likely want to change to a gas central heating system during the updating programme of the property.

Castle Donington has a number of local shops including a Co-op store on the main road as you enter into Castle Donington, there are healthcare and sports facilities, walks in the surrounding open picturesque countryside, schools for all ages and the transport links include J24 of the M1 which also links the A42, the A50 provides access to Derby and to the M6 near Stoke, East Midlands Airport is on the doorstep with East Midlands Parkway station being within easy reach and there are various main roads which provide access to Nottingham, Derby, Leicester, Loughborough and other East Midlands towns and cities.

Opaque double glazed front door with matching double glazed panel above leading to:

Lounge/Sitting Room
12'4 x 11'4 approx (3.76m x 3.45m approx)
Double glazed window to the front, electric log effect fire (not tested) set in a wooden shelved surround, electric storage heater and opaque glazed doors to:

Inner Hallway
Opaque glazed doors to dining/sitting room and to the undertairs storage cupboard.

Dining/Sitting Room
12'4 x 11'4 approx (3.76m x 3.45m approx)
Double glazed window to the rear, arched recess in the chimney breast with a tiled hearth, opaque glazed door leading to the stairs which take you to the first floor, original quarry tiled floor and there is an open plan arrangement to the kitchen.

Kitchen
9'9 x 6'9 approx (2.97m x 2.06m approx)
The kitchen is fitted with dark oak units and has a 1½ bowl sink with a mixer tap and four ring hob set in a work surface which extends to three sides and has space below for an automatic washing machine and a fridge, cupboards, drawers and oven, matching eye level wall cupboards and display cabinets to two walls, tiling to the walls by the work surface areas, double glazed window to the side and opaque double glazed door leading out to the rear of the property.

First Floor Landing
There is an electric storage heater on the landing and doors to:

Bedroom 1
12'4 x 11'4 approx (3.76m x 3.45m approx)
Double glazed window to the front with secondary double glazing and electric storage heater.

Bedroom 2
12'4 x 8'5 approx (3.76m x 2.57m approx)
Double glazed window to the rear and electric storage heater.

Bathroom
The bathroom has a light coloured suite including a panelled bath with chrome hand rails and electric shower over, low flush w.c. and hand basin with double cupboard under, opaque double glazed window, fully tiled walls, electric storage heater and an airing/storage cupboard housing the hot water tank.

Outisde
At the front of the property there is a garden area with a wall and gate to the front boundary. At the rear of the property there is a long garden with a patio area to the immediate rear of the property, a path leading to the bottom of the garden where there is a garage. The rear garden is overgrown and needs attention but provides a good outdoor space to enjoy during the summer months.

Garage
There is a concrete sectional garage at the bottom of the garden with an up and over door but the garage does need attention.

Outbuilding
There is an adjoining outbuilding which was probably originally an outside w.c.

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 left.
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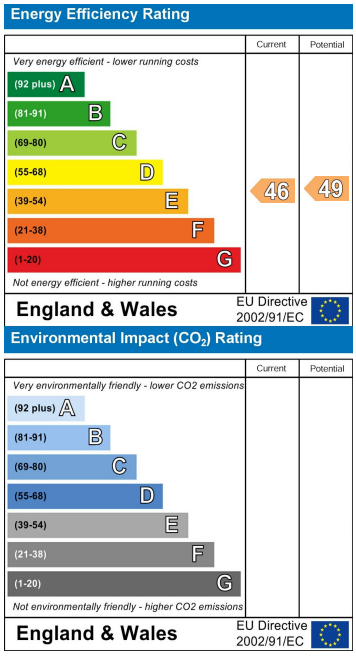

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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