Robert Ellis

look no further...

Upton Close,
Castle Donington, Derby
DE74 2GN

£299,950 Freehold

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A THREE BEDROOM DETACHED FAMILY HOME BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market which is situated in this great location of Castle Donington, having three generous size bedrooms, the master benefiting from an en-suite. The property has a kitchen and separate dining room where the wall could be removed to make a good size open plan dining kitchen. To fully appreciate everything this property has to offer, an early viewing comes highly recommended.

The property benefits from gas central heating and double glazing and in brief comprises of a large entrance hall, lounge with a dual aspect having a bay window to the front and patio doors to the rear garden, there is a ground floor w.c., separate dining room with bay window to the front and breakfast kitchen to the rear. to the first floor there are three good size bedrooms, the master benefiting from an en-suite shower room and a family bathroom. The property has a garden to the front, off rod parking down the side for 2 cars leading to the rear garden which is privately enclosed and a detached brick garage.

Castle Donington is a vibrant village which has a number of local amenities and facilities with there being a Co-op store on the main road as you enter the village and other shopping facilities within the centre and there is also a local convenience store close to the property we are selling. There are schools for all ages within walking distance of the house, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and as well as J24 of the M1 and other major road links, East Midlands Airport and East Midlands Parkway stations are within easy reach as are other main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East and West Midlands towns and cities.

Entrance Hall
Composite front entrance door, stairs to the first floor and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin with storage under, radiator, tiled walls and splashbacks, UPVC double glazed window to the front.

Lounge
20' x 10' into bay x 10'9 approx (6.10m x 3.05m into bay x 3.28m approx)
UPVC double glazed bay window to the front, two TV points, telephone point, gas fire with Adam style surround, two radiators and UPVC double glazed patio doors to the rear.

Separate Dining Room
12'6 x 9'7 approx (3.81m x 2.92m approx)
UPVC double glazed bay window to the front, radiator, TV point.

Kitchen
13'2 x 9'4 approx (4.01m x 2.84m approx)
Wall, base and drawer units with roll edged work surface over, ceramic sink and drainer with swan neck mixer tap, tiled walls and splashbacks, plumbing for an automatic washing machine, appliance space, composite rear exit door, door to a large understairs storage cupboard and UPVC double glazed window to the rear.

First Floor Landing
UPVC double glazed window to the rear, radiator, access to the loft and doors to;

Bedroom 1
10'9 x 15'4 approx (3.28m x 4.67m approx)
UPVC double glazed window to the front, radiator, TV point and door to:

En-Suite
Walk-in shower cubicle with shower from the mains having a waterfall shower head and a hand held shower, splashbacks, low flush w.c., sink with storage under, chrome heated towel rail, extractor fan and UPVC double glazed window to the front.

Bedroom 2
9'3 increasing to 13'5 x 13'2 approx (2.82m increasing to 4.09m x 4.01m approx)
UPVC double glazed window to the front, radiator, overstairs storage cupboard housing the gas central heating boiler.

Bedroom 3
8'1 x 7'6 approx (2.46m x 2.29m approx)
UPVC double glazed window to the front and radiator.

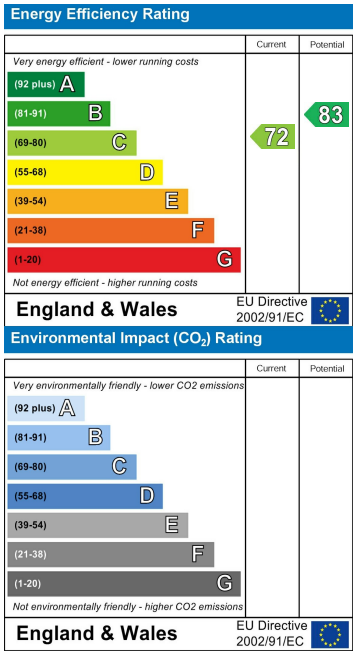
Bathroom
Panelled bath with mains fed shower over, low flush w.c., wash hand basin with storage under, tiled walls and splashbacks, extractor fan, UPVC double glazed window to the rear, chrome heated towel rail.

Outside
There is a garden area with a path leading to the front entrance door. To the side there is a tarmacadam driveway offering parking for at least 2 cars and a gate to the right hand side leading to a privately enclosed rear garden. To the immediate rear of the property there is a patio area leading to the lawn, borders having mature shrubs and flowers and the garden is privately enclosed with fenced boundaries. There are garden is South facing and there is an outside tap.

Garage
8'6 x 17'2 approx (2.59m x 5.23m approx)
Up and over door, side door to the garden, light and power.

Dierctions
Proceed out of Long Eaton and through Sawley towards Castle Donignton, continue through Castle Donington turning left onto Glover Road, follow the road around and bare left onto Upton Close.
7209AMEC

Council Tax
North West Leicestershire Council Band D



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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