



Bondgate,
Castle Donington, Derby
DE74 2NR

£474,950 Freehold



A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM DETACHED PROPERTY BOASTING CHARACTER THROUGHOUT WITH OFF STREET PARKING, AN ENCLOSED GARDEN AND LARGE TANDEM GARAGE WITH EXTERIOR OFFICE AND DEVELOPMENT/CONVERSION POTENTIAL

Robert Ellis are very pleased to bring to the market this superb example of a four bedroom detached family home, boasting character throughout and offering versatile exterior accommodation with development/conversion opportunities (subject to planning permission). The property benefits from double glazing and gas central heating throughout and features cosy beamed ceilings and exposed brick walls, the perfect mix of modern décor with beautiful original features. The property would be suitable for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and its location on offer.

In brief, the property comprises a large entrance hallway, lounge with log burner, utility/w.c. and large open plan kitchen/diner with Belfast sink, Range style cooker with five ring gas hob and plenty of space for the family to sit around the table. To the first floor, the landing leads to multi-level rooms adding to the properties character with a generous master bedroom and en-suite shower room, a three piece family bathroom suite with Jacuzzi bath tub and three further generous bedrooms all of which are large enough for double beds. To the exterior, there is off street parking via a driveway for several vehicles and a large tandem garage with mezzanine, perfect for storage and extra parking. The garden is low maintenance and features a patio area, artificial turf with mature flowers and trees with an exterior reception/office room that has been fully insulated by the current vendors for use in all months, with power, lighting and double glazed windows and doors. To the very rear of the garden there is also an undercover storage area with power perfect for storing logs or for additional electrical appliances. The exterior reception room and large tandem garage lend themselves to being converted into an annex or separate property (subject to planning permission).

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. The property is within walking distance to the village centre where hairdressers, shops, bars, restaurants and healthcare facilities can be found. It is also within walking distance to Spittal Park, a large turfed area perfect for taking children to the park or for walking dogs. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 with East Midlands Airport and local train stations being within close proximity.



Entrance Hall

uPVC double glazed front door, exposed brick walls, tiled flooring, wooden double glazed window overlooking the front, radiator, ceiling light.

Kitchen/Diner

20'4 x 13'4 approx (6.20m x 4.06m approx)

Wooden double glazed windows overlooking the garden, UPVC double glazed stable door leading to the garden, tiled flooring, radiator, wall, base and drawer units with work surfaces over, brick island with storage and seating for three, built in storage cupboard, beamed ceiling, Range style cooker with five ring gas hob, Belfast sink, space for a dishwasher, space for fridge/freezer, spotlights.

WC/Utility

5'1 x 8'8 approx (1.55m x 2.64m approx)

Tiled flooring, low flush w.c., wall mounted boiler, space for washing machine, space for tumble dryer, ceiling light.

Lounge

15'7 x 13'4 approx (4.75m x 4.06m approx)

Wooden double glazed windows overlooking the garden and the side, laminate flooring, radiator, log burner with exposed brick chimney, beamed ceiling, wall lights.

First Floor Landing

Carpeted flooring, built in storage cupboard, ceiling light and doors to:

Master Bedroom

16'1 x 13'6 x 11'1 approx (4.90m x 4.11m x 3.38m approx)

UPVC double glazed window overlooking the garden, exposed brick wall with beams, radiator, spotlights.

En-Suite Shower Room

7'1 x 4'7 approx (2.16m x 1.40m approx)

UPVC double glazed patterned window overlooking the garden, laminate flooring, double enclosed shower unit, low flush w.c., top mounted sink, heated towel rail, ceiling light.

Bedroom 2

10'5 x 7'8 approx (3.18m x 2.34m approx)

UPVC double glazed window overlooking the garden, carpeted flooring, radiator, loft access, ceiling light.

Bedroom 3

13'6 x 7'8 approx (4.11m x 2.34m approx)

UPVC double glazed window overlooking the garden, carpeted flooring, radiator, ceiling light.

Bedroom 4

8'1 x 9'4 approx (2.46m x 2.84m approx)

UPVC double glazed window overlooking the garden, carpeted flooring, radiator, ceiling light.

Family Bathroom

8'1 x 5'6 approx (2.46m x 1.68m approx)

Velux window, laminate flooring, loft access, Jacuzzi bath with mixer tap, low flush w.c., top mounted sink, heated towel rail, spotlights.

Outside

To the front of the property there is ample off street parking via a driveway for several vehicles and access into the low maintenance garden through iron gates. There is also access into the tandem garage via an electric roller garage door. The garden is low maintenance and features a patio area, gravel paths, artificial lawn and an exterior reception/office room which has a power supply and is fully insulated for use all year round. To the rear of the garden on the right there is a covered alcove style storage space with power supply, perfect for additional appliances to be plugged in or as a log store.

Garage

36'5 x 12'4 x 13'0 approx (11.10m x 3.76m x 3.96m approx)

Electric roller door to the front of the property with a personal door to the side. Mezzanine floor space to the top perfect for storage. Potential for conversion and further development subject to planning permission.

Exterior Reception/Office

10'3 x 18'4 approx (3.12m x 5.59m approx)

Wooden double glazed window overlooking the garden and French doors leading to the garden, full insulation, power and lighting, laminate flooring. Potential for conversion or further development subject to planning permission.

Directions

Proceed out of Long Eaton along Tamworth Road continuing through Sawley and to the traffic island. Take the third exit following the signs to Castle Donington and as you drive up the main road it becomes Bondgate. As you drive up the hill the property can be found on the left as identified by our for sale board.

7989RS

Council Tax

North West Leicestershire Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 18mbps Superfast 67mbps

Phone Signal – 02, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (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 | |

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.