



Handley Place,  
Castle Donington, Derby  
DE74 2SE

**£289,950 Freehold**

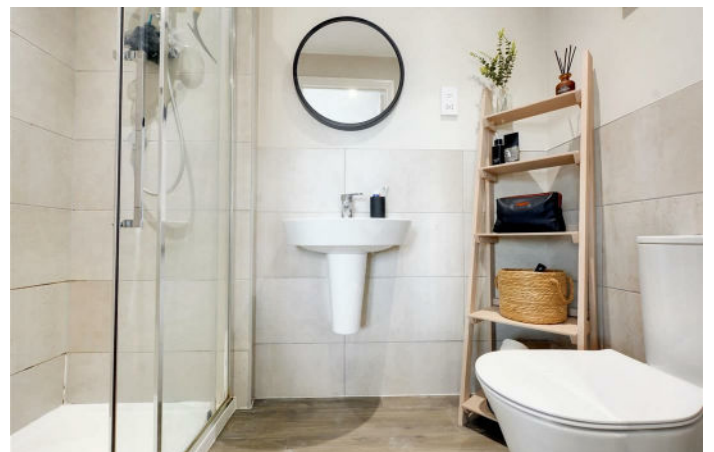


A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this beautifully presented, three bedroom semi-detached property that has several years remaining on the NHBC. This property benefits from a wide range of upgrades including tiled bathrooms and kitchen, Amtico flooring and landscaped garden with pergola. The property would be suitable for a wide range of buyers including first time buyers and families alike and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with composite front door and Amtico flooring, downstairs WC with half tiled walls, Lounge with Amtico flooring and open plan Kitchen/Diner with integrated appliances, Amtico flooring, French doors to the garden and a storage cupboard with space for a washing machine and a tumble dryer. To the first floor, the landing leads to three generous bedrooms with the master bedroom benefitting from a tiled en-suite shower room. There is also a tiled three piece family bathroom suite. To the exterior there is a turfed garden to the front with ample off street parking and a gate leading to the rear. To the rear, a flat levelled garden with patio area, turf, pergola and wooden storage shed.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. There is a primary school within walking distance of the property and Castle Donington village centre can be reached within a 15 minute walk where doctors, vets, bars, restaurants and shops can be found. The property has fantastic transport links available including the M11, A50 and A52 with East Midlands Airport a 5 minute drive away.



### Entrance Hall

Composite front door, Amtico flooring, under stairs storage cupboard, radiator, ceiling light.

### Ground Floor w.c.

5'3 x 2'6 approx (1.60m x 0.76m approx)

UPVC double glazed patterned window overlooking the front, tiled flooring, low flush w.c., wall mounted sink, radiator, spotlights.

### Lounge

10'6 x 15'3 approx (3.20m x 4.65m approx)

UPVC double glazed window overlooking the front, Amtico flooring, radiator, ceiling lights.

### Kitchen/Diner

11'5 x 17'7 approx (3.48m x 5.36m approx)

UPVC double glazed window overlooking the rear and French doors leading to the rear garden, Amtico flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated fridge/freezer, integrated dishwasher, integrated electric oven, gas hob and extractor fan, radiator, cupboard with space for washing machine and tumble dryer, ceiling lights.

### First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, storage cupboard housing the boiler, loft access, spotlights.

### Master Bedroom

10'9 x 10'8 approx (3.28m x 3.25m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted Sharps wardrobes with five year warranty remaining, spotlights.

### En-Suite

3'7 x 7'0 (1.09m x 2.13m)

Double shower unit, low flush w.c., pedestal sink, heated towel rail, spotlights.

### Bedroom Two

11'3 x 8'7 approx (3.43m x 2.62m approx)

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

### Bedroom Three

8'2 x 8'3 approx (2.49m x 2.51m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, spotlights.

### Family Bathroom

5'1 x 6'1 approx (1.55m x 1.85m approx)

UPVC double glazed frosted window overlooking the front, Amtico flooring, WC, wall mounted sink, bath with shower over the bath, spotlights.

### Outside

To the front there is a lawned garden with ample off street parking, electric vehicle charging point and access through a wooden gate into the rear. To the rear there is a flat levelled garden with patio area, lawn, pergola and wooden storage shed and two outdoor plug sockets.

### Directions

Proceed out of Long Eaton along Tamworth Road and through Sawley in the direction of Castle Donington. On entering Castle Donington proceed on Station Road which becomes Bond Gate and at the traffic lights turn right onto Park Lane, continue for some distance and turn left onto Craner Road, follow the road around and Handley Place can be found as a turning on the left.

8116RS

### 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 23mbps Ultrafast 1000mbps

Phone Signal – EE, Three, 02

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

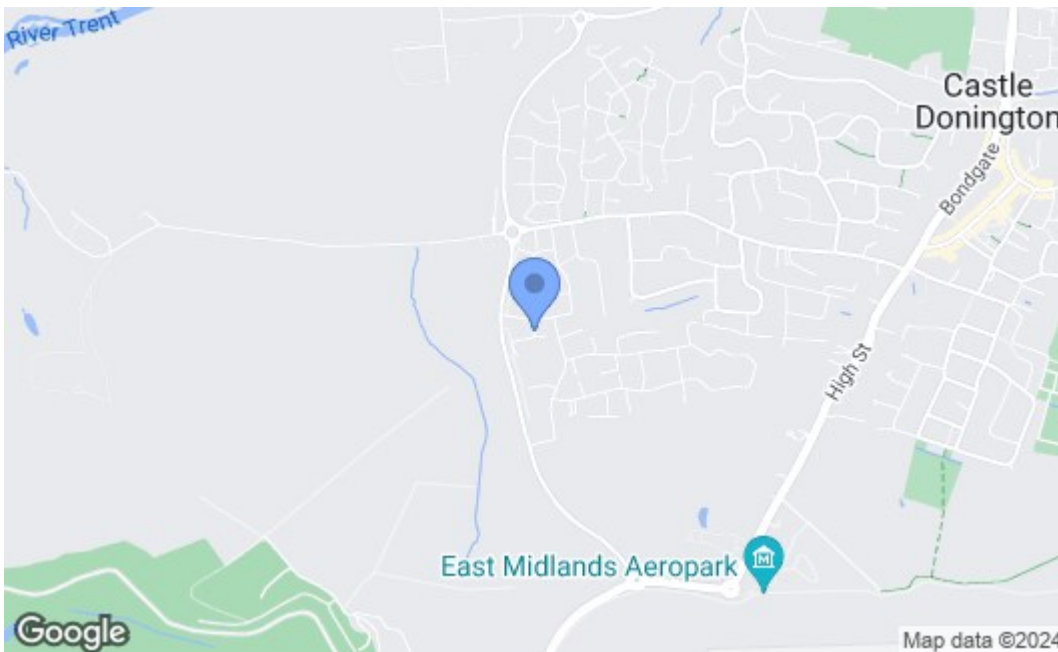
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.