



Clapgun Street,  
Castle Donington, Derby  
DE74 2LF

**O/I/R £239,950 Freehold**

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A STUNNING, CHARACTER FILLED THREE DOUBLE BEDROOM MID-TERRACED, GRADE II LISTED PROPERTY WITH BEAUTIFUL CONSERVATION SURROUNDINGS AND WITHIN WALKING DISTANCE TO THE VILLAGE CENTRE, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this superbly presented and deceptively spacious, three double bedroom mid-terraced property that is Grade II listed and boasting character and original features throughout, being sold with the added benefit of no onward chain. The property is situated on Clapgun street within a conservation area and overlooks St. Edwards Church and other historic residential buildings. The village centre is within walking distance where a variety of shops and bars can be found and an internal viewing is highly recommended to appreciate the property and location on offer.

Set within a conservation area, the property is constructed of brick and boasts character throughout with sash windows, original floorboards, beamed ceilings and briefly comprises a bay-fronted lounge with original floorboards, a large kitchen/diner which overlooks the rear garden with integrated appliances and access into the useable cellar space. To the first floor, the landing has a storage cupboard and leads to a double bedroom and large four piece family bathroom suite. To the second floor there are two further double bedrooms. To the rear, there is a turfed garden which is in the process of being split through land registry to ensure the property and neighbouring properties have individual gardens. There is on street parking to the front of the property.

Located in the popular residential village of Castle Donington, close to and within walking distance to a wide range of local schools and shops including CO-OP, The Castle Inn, The Apiary, several restaurants, small village shops, the doctors surgery, the veterinary surgery and post office. There are also 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 Long Eaton train station just a short drive away.



### Lounge

10'1 x 9'0 approx (3.07m x 2.74m approx)

Wooden front door, original wooden floorboards, single glazed wooden bay window overlooking the front and the church, beamed ceiling, radiator, feature fireplace, ceiling light.

### Kitchen/Diner

8'0 x 16'0 approx (2.44m x 4.88m approx)

Single glazed wooden window overlooking the rear, double glazed wooden stable door leading to the rear garden, tiled flooring, access into the usable cellar space, radiator, tiled flooring, integrated electric oven and hob, integrated fridge and integrated freezer, beamed ceiling, ceiling light.

### First Floor Landing

Carpeted flooring, storage cupboard, ceiling light.

### Bedroom 1

9'6 x 12'7 approx (2.90m x 3.84m approx)

Wooden single glazed window overlooking the rear, carpeted flooring, radiator, spotlights.

### Bedroom 2

8'8 x 10'1 approx (2.64m x 3.07m approx)

Wooden single glazed window overlooking the front and the church, carpeted flooring, radiator, spotlights.

### Second Floor Landing

With doors to:

### Bedroom 3

9'0 x 10'2 approx (2.74m x 3.10m approx)

Wooden single glazed window overlooking the front and the church, carpeted flooring, feature fireplace, radiator, beamed ceiling, ceiling light.

### Family Bathroom

9'8 x 9'3 approx (2.95m x 2.82m approx)

Wooden single glazed window overlooking the rear, tiled flooring, corner bath, single enclosed shower unit, low flush w.c., pedestal sink, storage cupboard housing the boiler, beamed ceiling, ceiling light.

### Outside

To the front of the property there is on street parking available with stunning views of St. Edwards Church and other historic residential properties. To the rear, there is a turfed garden and a brick built outhouse which is in the process of being split with neighbouring properties on land registry.

### Directions

Proceed out of Long Eaton and through Sawley into Castle Donington. Continue along Station Road, taking the left hand turning into Hillside and continue along turning right into Clapgun Street where the property is then located on the left hand side.

8154RS

### Council Tax

North West Leicestershire Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 18mbps Superfast 80mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

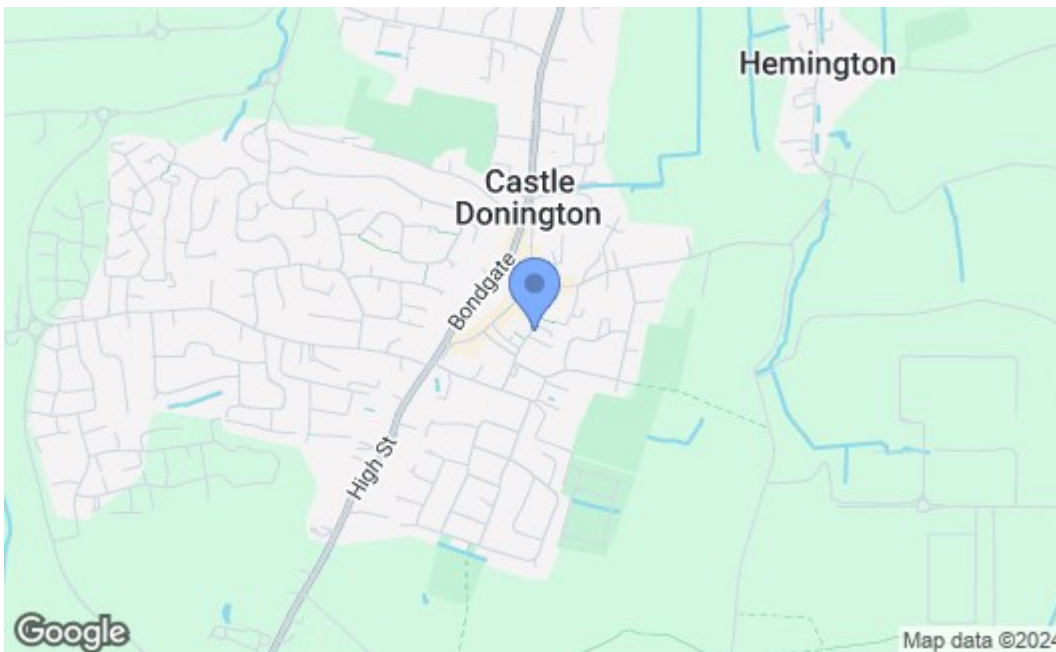
Non-Standard Construction – No

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			
(39-54) E		49	
(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			
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.