



Spitfire Road,
Castle Donington, Derby
DE74 2AP

£359,995 Freehold



THIS FOUR BEDROOM DETACHED FAMILY HOME IS SITUATED ON THIS NOW ESTABLISHED DEVELOPMENT ON THE OUTSKIRTS OF CASTLE DONINGTON.

Being located on Spitfire Road, this four bedroom house provides a lovely family home which has a private, landscaped garden to the rear and a larger than average single brick garage to the left hand side with parking for three vehicles at the front. This development is now established and is well placed for easy access to the amenities and facilities provided by Castle Donington village, as well as other major towns and cities in the area and excellent transport links, all of which have helped to make this a very popular and convenient place to live.

Having been constructed by Bloor Homes approximately 11 years ago, this detached home is constructed of an attractive brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives all the benefits of having gas central heating and double glazing and includes a reception hall with a ground floor w.c. and utility cupboard off, a lounge, a dining kitchen which extends across the rear of the house, with the kitchen area being well fitted with white finished units and has integrated appliances and there are double opening French doors leading from the dining area to the private rear garden. To the first floor the landing leads to four good size bedrooms with the main bedroom having an en-suite shower room and there is the family bathroom which includes a separate shower and bath. Outside there is an easily managed garden area at the front, a drive to the left hand side which provides off road parking for three vehicles and leads to the brick detached garage (18'7 x 9'9) and at the rear there is a landscaped garden with a patio to the immediate rear of the property leading onto a lawned garden with beds to the side and there is a second patio with a pergola over at the bottom of the garden which provides another lovely area to sit and enjoy outside living, with the garden being kept private by having good quality fencing to the boundaries.

Castle Donington is a very popular place to live, with there being excellent local shops which includes a Co-op store and a recently built Aldi, there are further shops in the village centre, various local pubs and restaurants, schools for all ages, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1, which connects the A42, the A50, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to Nottingham, Derby, Loughborough, Leicester and many other East Midlands towns and cities.



Composite front door with inset glazed panel leading to:

Reception Hall

Stairs leading to the first floor, laminate flooring, cloaks cupboard and a radiator.

Utility Cupboard

This built-in cupboard has plumbing and space for an automatic washing machine, there is a wall cupboard housing a boiler with shelving to one side, radiator and a light is provided.

Ground Floor w.c.

Having a white low flush w.c. and a pedestal wash hand basin with a mixer tap and tiled splashback, radiator, opaque double glazed window and an electric wall mounted consumer unit.

Lounge

14'7 × 10'8 approx (4.45m × 3.25m approx)

Double glazed window to the front, laminate flooring, two radiators and TV aerial points.

Dining Kitchen

19'8 × 9'8 approx (5.99m × 2.95m approx)

This large open plan living space extends across the rear of the house and in the kitchen area has cream finished units with brushed stainless steel fittings and includes a sink with a pre-wash mixer tap and a four ring hob set in a work surface which extends to three sides and has drawers, cupboards and space for a dishwasher below, double oven with cupboards above and below, integrated upright fridge/freezer, matching eye level wall cupboards and a hood to the cooking area, tiled flooring which extends through into the dining area, radiator, recessed lighting to the ceiling and a double glazed window to the rear.

The dining area has double opening, double glazed French doors with matching side panels leading out to the rear garden, tiled flooring, radiator, there are shelved cupboards on the dining area side of the work surface which divides the room between the kitchen and dining area, TV aerial point and power point for a wall mounted TV.

First Floor Landing

The landing has a hatch to the loft and an airing/storage cupboard which houses the hot water tank.

Bedroom 1

10'2 × 8'8 approx (3.10m × 2.64m approx)

Double glazed window to the rear, radiator, laminate flooring and double wardrobes with mirror fronted sliding doors.

En-Suite

Having a walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, low flush w.c. and a pedestal wash hand basin with a mixer tap, ladder towel radiator, tiling to the walls by the sink and w.c. areas with a mirror to the wall above the sink, tiled flooring, recessed lighting, an extractor fan and an electric shaver point.

Bedroom 2

11'3 × 7'10 approx (3.43m × 2.39m approx)

Double glazed window to the front, radiator, laminate flooring and TV aerial point and power point for a wall mounted TV.

Bedroom 3

8' × 7'2 approx (2.44m × 2.18m approx)

Double glazed window to the front, radiator and laminate flooring.

Bedroom 4

9'9 × 7'1 to 6'2 approx (2.97m × 2.13m to 1.88m approx)

Double glazed window to the rear, laminate flooring and a TV aerial point and power point for a wall mounted TV.

Bathroom

The main bathroom has a white suite including a panelled bath with a mixer tap and a hand held shower with tiling to three walls, a separate shower with a mains flow shower system including a rainwater shower head and hand held shower, tiled effect boarding to three walls and a glazed folding door, low flush w.c., pedestal wash hand basin with a mixer tap, tiling and a mirror to the wall above the sink, opaque double glazed window, tiled flooring, recessed lighting to the ceiling, electric shaver point, towel ladder radiator, a mirror fronted cabinet and a glazed shelving unit.

Outside

At the front of the property there is a block edged driveway running down the left hand side of the house which provides off road parking for three vehicles with a grassed area to the right hand side and there is a gate between the garage and house providing access to the rear garden. At the front of the house there is a slabbed pathway and stoned area with established bushes running along the front boundary, there is an outside light by the front door and an electric vehicle charging point at the side of the house.

The rear garden has been landscaped and has a slabbed patio leading onto a block edged lawn with a raised bed to one side and borders running down both sides of the garden with there being a further patio area at the bottom of the garden which has a pergola over and raised planted beds to the sides. The rear garden is kept private by having good quality fencing to the boundaries, external power points, lighting and an outside tap are provided and to the right hand side of the house there is a pebbled area which can be used for storage.

Garage

18'7 × 9'9 approx (5.66m × 2.97m approx)

Brick detached garage with a pitched tiled roof having an up and over door at the front, power and lighting is provided, storage in the roof space and shelving to one wall.

Directions

Proceed out of Long Eaton through Sawley towards Castle Donington. Continue through Castle Donington and at the main traffic lights turn right into Park Lane. Follow the road for some distance and turn right onto Spitfire Road. 8146AMMP

Council Tax

North West Leicestershire Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 80mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

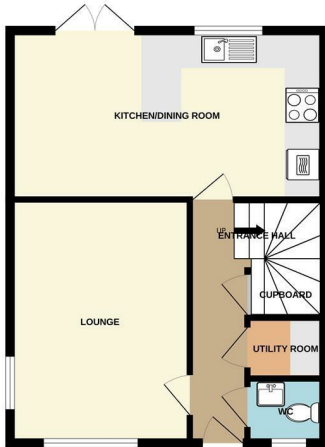
Non-Standard Construction – No

Any Legal Restrictions – No

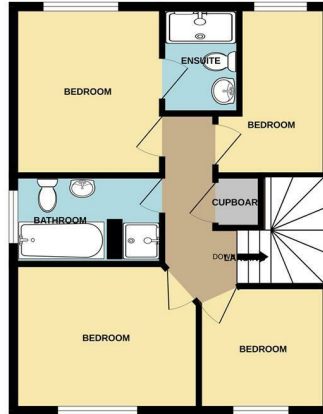
Other Material Issues – No



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

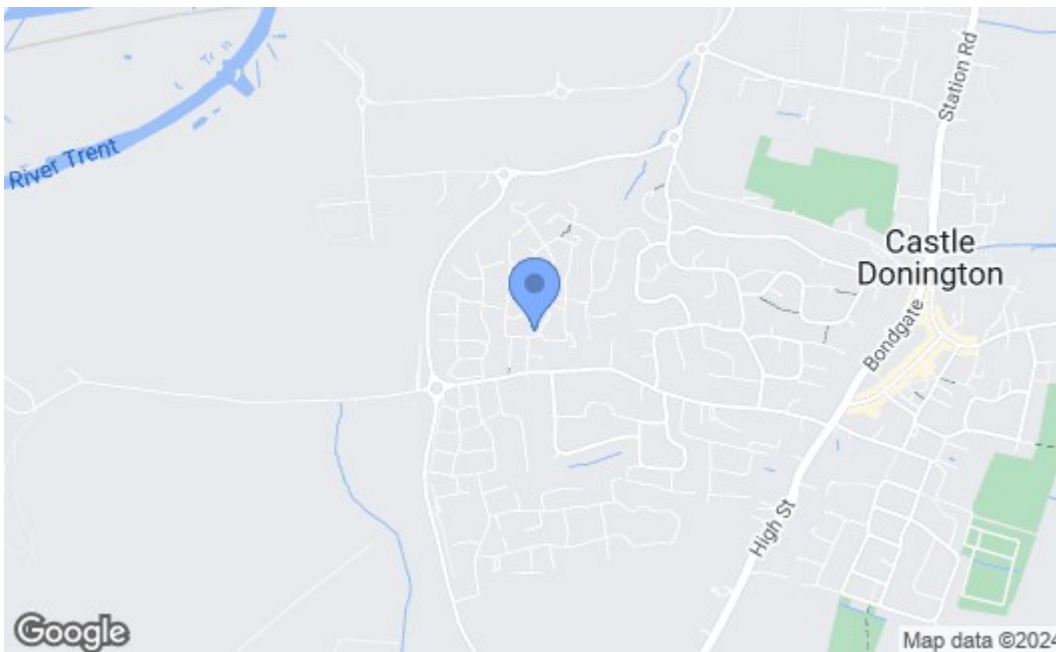


1ST FLOOR
493 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(69-80) C			
(55-68) D			
(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	

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