



Stonehill,  
Castle Donington, Derby  
DE74 2LY

**£260,000 Freehold**



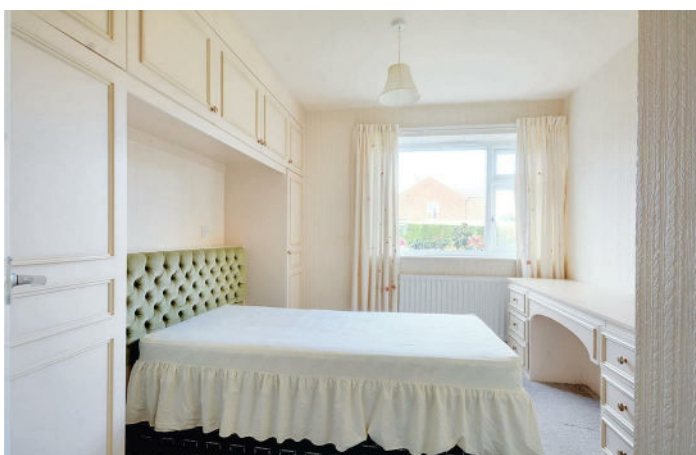


## A TWO BEDROOM DETACHED BUNGALOW IN A QUIET LOCATION IN SOUGHT AFTER CASTLE DONINGTON WITH DRIVEWAY

Robert Ellis are delighted to bring to the market a fantastic detached bungalow in a quiet area of Castle Donington. The property benefits from NO UPWARD CHAIN and must be viewed to be appreciated. This property features gas central heating and double glazing throughout, off-street parking for several vehicles, with a generous gardens to both the front and rear. The property must be viewed to be appreciated!

The property in brief comprises of an entrance hall, lounge/dining room, kitchen, newly fitted shower room, two bedrooms with in built cupboards. To the front of the property is a large established and lawned garden, off road parking with a long driveway and there is a privately enclosed south west garden to the rear.

Located in the popular residential town of Castle Donington, close to a wide range of local amenities, fantastic transport links including major road links such as the A52, M1 and A50, both East Midlands Airport and Long Eaton train station are close by and easily accessible, an early viewing comes highly recommended.





### Entrance Hall

10'2 x 3'5 approx (3.10m x 1.04m approx)  
UPVC double glazed front door with obscure inset glass and a UPVC obscure window to the side, new grey carpet, radiator, ceiling light, 2two large storage cupboards, single glazed patterned internal window into the lounge diner and a loft hatch. With doors off for the two bedrooms, shower room, kitchen and lounge diner.

### Lounge Diner

19'2 x 10'5 approx (5.84m x 3.18m approx)  
UPVC double glaze window to the front, carpeted flooring, ceiling light, radiator, brick fireplace with marble style heart and electric fire, tv point

### Kitchen

8'9 x 10 approx (2.67m x 3.05m approx)  
Dual aspect UPVC windows to the side and rear and UPVC double glaze back door opening to the garden, tile flooring, ceiling light, radiator, mix of wooden wall, base and drawer units with cream rolled edge worktops, four ring gas hob, space for washing machine, cream splashback tiles, integrated fridge and freezer, oven and extractor above the hob, with breakfast bar over-looking the garden.

### Bedroom One

10'4 x 11'9 approx (3.15m x 3.58m approx)  
UPVC double glazed window to the rear, floorboards, radiator, ceiling light, in built wardrobes and drawers

### Bedroom Two

9'7 x 10'6 approx (2.92m x 3.20m approx)  
UPVC double glaze window to the front, radiator, carpeted flooring, ceiling light, in built vanity unit, drawers and wardrobes

### Shower room

5'7 x 6'1 approx (1.70m x 1.85m approx)  
UPVC double glaze window to the side, vinyl flooring, chrome towel radiator, extractor, enclosed corner shower unit with a rain shower and hand-held shower attachment, freestanding pedestal sink and storage below, low flush W.C.

### Outside

To the front, there is a large garden with lawn and established borders

### Directions

Proceed into Castle Donington along Bondgate and at the traffic lights turn left into Delven Lane, right into Hastings Street and left into Stonehill.  
8123JG

### 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 17mbps Superfast 49mbps Ultrafast 1000mbps  
Phone Signal – Three, 02, EE  
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			83
(81-91) B			
(69-80) C		65	
(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.