



Mount Pleasant,  
Castle Donington, Derby  
DE74 2LN

**£199,950 Freehold**

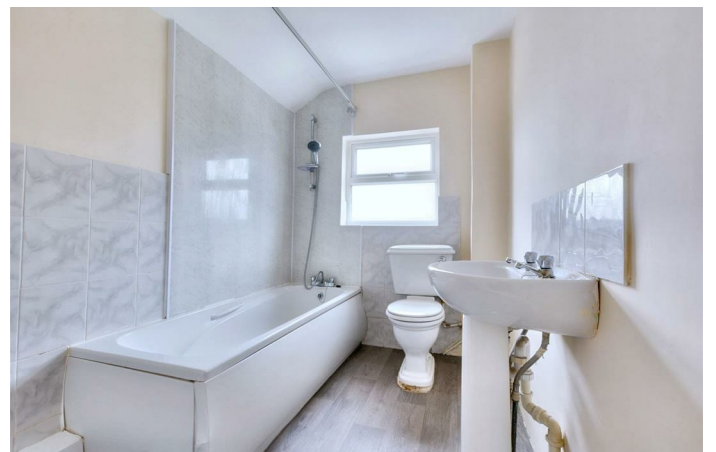


A TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, ENCLOSED GARDEN AND WITHIN WALKING DISTANCE TO THE HISTORIC VILLAGE CENTRE OF CASTLE DONINGTON, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to bring to the market this fantastic example of a two double bedroom, semi-detached property with off street parking, a rear garden and within walking distance to the village centre. This property would be perfect for a wide range of buyers including first time buyers, buy to let investors or people who are looking to downsize. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance lounge to the front, a dining room with understairs storage cupboard and kitchen with integrated cooking appliances and a door leading to the rear garden. To the first floor there are two double bedrooms and a three piece family bathroom suite. To the exterior, the property has off street parking to the front via a driveway and access into the rear garden through the side wooden gate where there is a large garden with turf, a storage outhouse, exterior WC and a wooden storage shed with mature trees.

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 historic village centre where shops, bars, restaurants and live music can all be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.



### Lounge

11'5 x 10'6 approx (3.48m x 3.20m approx)

Double glazed front door and window overlooking the front, carpeted flooring, fireplace, radiator, ceiling light.

### Dining Room

11'4 x 11'5 approx (3.45m x 3.48m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator, fireplace, under stairs storage cupboard with wall mounted boiler, ceiling light.

### Kitchen

7'4 x 5'5 approx (2.24m x 1.65m approx)

Double glazed window overlooking the side with door leading to the rear garden, tiled flooring, wall and base units with work surfaces over, space for fridge/freezer, integrated electric oven with electric hob and overhead extractor fan, aluminium sink with draining board, ceiling light.

### First Floor Landing

With doors to:

#### Bedroom 1

11'5 x 10'6 approx (3.48m x 3.20m approx)

Double glazed window overlooking the front, carpeted flooring, built in storage cupboard, radiator, ceiling light.

#### Bedroom 2

11'5 x 11'4 approx (3.48m x 3.45m approx)

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

### Family Bathroom

5'5 x 7'5 approx (1.65m x 2.26m approx)

Double glazed patterned window overlooking the rear, vinyl flooring, radiator, low flush w.c., pedestal sink, bath with shower over the bath, ceiling light.

### Outside

To the front of the property there is off street parking via a driveway with access to the side through a wooden gate into the rear garden. To the rear there is a large garden with a storage outhouse, exterior WC, lawn, mature trees and wooden shed.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard 19mbps Superfast 80mbps

Phone Signal – O2, EE THREE AND VODAFONE

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

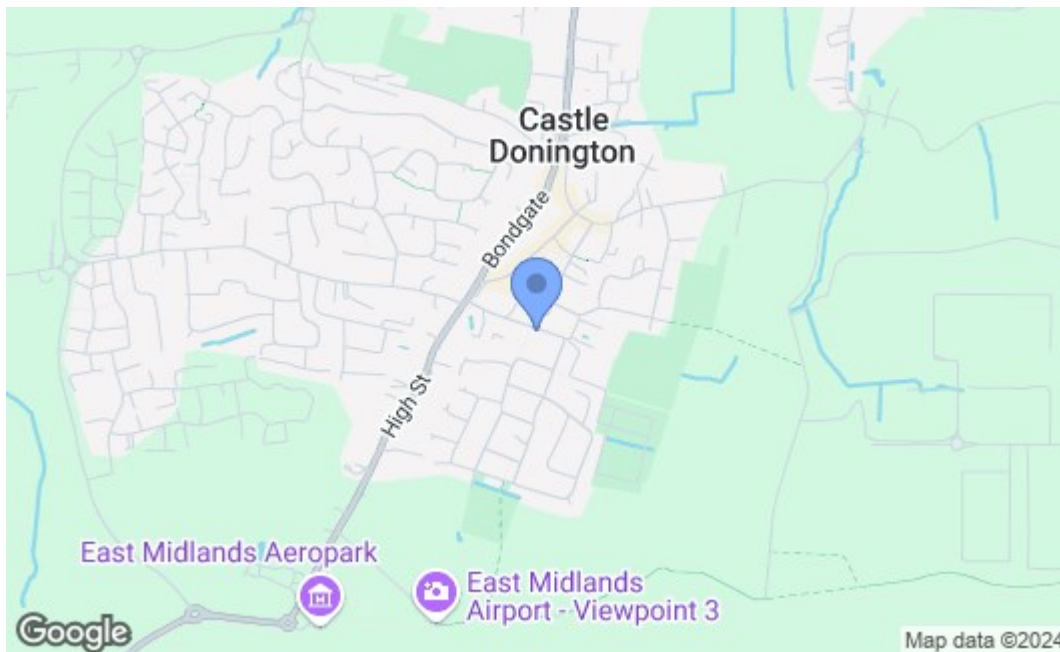
### Directions

From the A50 roundabout proceed through Castle Donington and at the main set of traffic lights turn left onto Delven Lane which then becomes Mount Pleasant. 8265RS

### Council Tax

North West Leicestershire Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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.