



Selina Close,  
Castle Donington, Derby  
DE74 2SS

**Price Guide £210-215,000**

**Freehold**



A WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY WITH OFF STREET PARKING AND GARAGE, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this three bedroom semi-detached property with garage and off street parking within a sought after cul-de-sac location and the added benefit of being sold with no onward chain. The property is constructed of brick and benefits double glazing and gas central heating throughout and would be perfect for a wide range of buyers including first time buyers and investors. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, open plan lounge/diner and kitchen with built in storage cupboard. To the first floor the landing leads to three generous bedrooms and the family bathroom suite. To the front, the property is just off the cul-de-sac and has off street parking via a driveway to the rear and garage and a fully enclosed garden with patio and lawn. To the front, there is a turfed front garden. The property must be viewed to be appreciated!

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 village centre where hairdressers, bars and healthcare facilities can 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 with East Midlands Airport and local train stations being within close proximity.



### Entrance Hall

5'2 x 12'3 approx (1.57m x 3.73m approx)

UPVC double glazed door to the front with a UPVC patterned window to the side, carpeted flooring, radiator, stairs to the first floor with a door to the kitchen and a door to the lounge/diner.

### Kitchen

8'5 x 10'9 approx (2.57m x 3.28m approx)

With a UPVC door to the side to access the rear garden, UPVC double glazed window overlooking the rear, tile flooring, ceiling light, radiator. There is also a large under-stairs storage cupboard. The kitchen consists of a mix of wall and base units with rolled edge laminate worktops, in-built cooker and four ring hob and extractor above, with tile splash-backs, space for a washing machine, space for a tumble drier and spaces for under-counter fridge and freezer. The Worcester Bosch 25i combi boiler is also found in the kitchen and was fitted at the end of 2018.

### Lounge Diner

23 x 10'7 approx (7.01m x 3.23m approx)

Dual aspect UPVC double glazed neo-Georgian style bay window to the front with a UPVC double glazed window overlooking the rear garden, carpeted flooring, two ceiling lights, TV point, two radiators, gas fireplace with Adam style surround.

### First Floor Landing

8'3 x 5'3 approx (2.51m x 1.60m approx)

UPVC double glazed patterned window to the side, ceiling light, carpeted, access to the loft via a loft hatch and an in-built storage cupboard. Doors off for the three bedrooms and bathroom.

### Bedroom One

9'6 x 11'4 approx (2.90m x 3.45m approx)

UPVC double glazed neo-Georgian style window to the front, carpeted flooring, ceiling light and radiator

### Bedroom Two

8'6 x 11'4 approx (2.59m x 3.45m approx)

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

### Bedroom Three

6'2 x 7'8 approx (1.88m x 2.34m approx)

UPVC double glazed neo-Georgian style window to the front, carpeted flooring, ceiling light and radiator

### Bathroom

7'3 x 5'8 approx (2.21m x 1.73m approx)

UPVC double glazed obscure window to the rear, vinyl flooring, ceiling LED light, radiator, three piece suite with bath and electric shower above, freestanding pedestal sink and Low flush W.C and extractor fan.

### Outside

To the front, accessed via a pathway, there is a lawned front garden with a path to the right hand side leading to the rear garden, behind a wooden gate for security. Courtesy lighting to the front and side of the property. To the rear, there is a patio area ideal for al-fresco living leading to a lawned area with a gate to the rear driveway in front of the garage. The garden is fully enclosed by fencing, walls and hedging.

### Garage

7'9 x 16'2 approx (2.36m x 4.93m approx)

A brick-built garage with a metal up and over door and a wooden door to the rear. With power and lighting.

### Directions

Proceed out of Long Eaton and through Sawley towards Castle Donington. Proceed through Castle Donington and at the traffic lights turn right into Park Lane, right into The Green, right into School Lane, right into Huntingdon Drive and right onto Selina Close. The property is on the right of the cul-de-sac.

8306JG

### Council Tax

North West Leicestershire Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 60mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

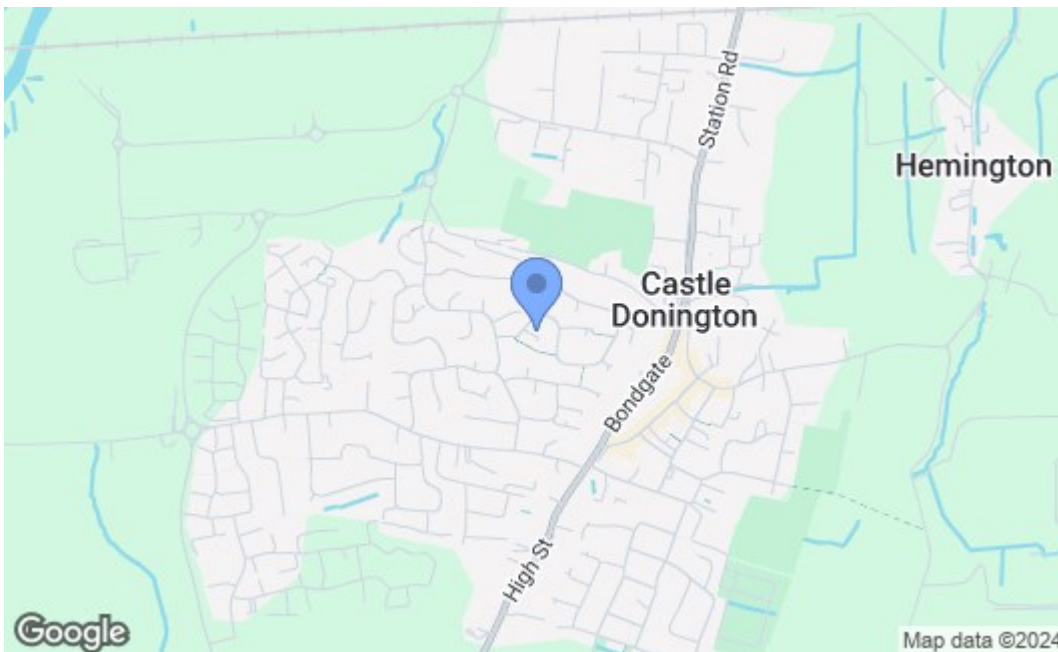
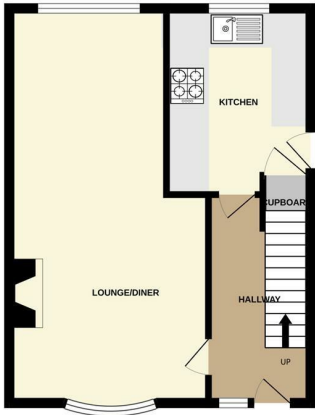
Other Material Issues – No



Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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.