



Park Lane,  
Castle Donington, Derby  
DE74 2JG

**Price Guide £385-390,000  
Freehold**



A FANTASTIC OPPORTUNITY TO PURCHASE THIS WELL PRESENTED AND GENEROUSLY SIZED FOUR/FIVE BEDROOM DETACHED FAMILY HOME, SITUATED ON A SOUGHT AFTER ROAD WITH OFF STREET PARKING, A GARAGE AND ENCLOSED GARDEN ON A LARGER THAN AVERAGE CORNER PLOT, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this superb example of a detached family home benefitting from four/five bedrooms and two/three reception rooms with ample and versatile accommodation throughout. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would be suitable for a wide range of buyers looking to upsize within the Castle Donington area. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch, entrance hallway with a built in storage cupboard under the stairs, open plan lounge/diner, conservatory, bedroom five/office, downstairs WC, utility room and kitchen. To the first floor, the landing leads to four generously sized bedrooms with fitted storage spaces and a three piece family shower room. To the front, the property sits on the sought after Park Lane and is set back from the road via a large driveway with ample off street parking for several vehicles and access into the brick built garage through an up and over manual door. To the rear there is an enclosed garden with a patio area, turf and access into the garage and shed which both benefit power and lighting.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. Castle Donington village centre is within walking distance and further shops, restaurants, pubs and parks can be found locally. There are fantastic transport links easily accessible including major road links such as the M1, A50, A6 and A52 with East Midlands Airport being just a short drive away.



### Entrance Porch

uPVC double glazed front door with window overlooking the front, tiled flooring, painted plaster ceiling, ceiling light.

### Entrance Hallway

uPVC double glazed front door, laminate flooring, under stairs storage cupboard, radiator, painted plaster ceiling, ceiling light.

### Office/Bedroom five

10'2 x 7'5 (3.10m x 2.26m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

### Utility Room

4'9 x 7'8 (1.45m x 2.34m)

uPVC double glazed window overlooking the side, tiled flooring, single enclosed shower unit, Belfast sink, space for washing machine, space for tumble dryer, painted plaster ceiling, ceiling light.

### Kitchen

11'9 x 8'8 approx (3.58m x 2.64m approx)

uPVC double glazed window overlooking the rear with uPVC door leading to the side, tiled flooring, space for fridge, space for freezer, aluminium sink with draining board, electric oven with electric hob, painted plaster ceiling, ceiling light.

### Downstairs WC

2'5 x 7'9 (0.74m x 2.36m)

uPVC double glazed patterned window overlooking the side, tiled flooring, WC, wall mounted sink, painted plaster ceiling, ceiling light.

### Lounge

10'4 x 13'4 x 21'3 (3.15m x 4.06m x 6.48m)

uPVC double glazed window overlooking the front and the side with aluminium sliding doors leading into the conservatory, carpeted flooring, radiator, gas fire, wallpapered ceiling, ceiling light.

### Conservatory

8'7 x 12'5 (2.62m x 3.78m)

uPVC double glazed French doors and windows overlooking and leading to the rear garden, tiled flooring, radiator, ceiling light and fan.

### First Floor Landing

Carpeted flooring, loft access, wallpapered ceiling, ceiling light.

### Bedroom One

11'4 x 11'3 (3.45m x 3.43m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, wallpapered ceiling, top mounted sink, ceiling light.

### Bedroom Two

11'6 x 10'3 (3.51m x 3.12m)

uPVC double glazed window overlooking the front, carpeted

flooring, fitted wardrobes, radiator, wallpapered ceiling, top mounted sink, ceiling light.

### Bedroom Three

8'0 x 8'1 (2.44m x 2.46m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, top mounted sink, wallpapered ceiling, ceiling light.

### Bedroom Four

8'1 x 6'0 (2.46m x 1.83m)

uPVC double glazed window overlooking the side, carpeted flooring, fitted wardrobes, radiator, wallpapered ceiling, ceiling light.

### Shower Room

uPVC double glazed patterned window overlooking the rear, tiled flooring, pedestal sink, WC, single enclosed shower unit, heated towel rail, painted plaster ceiling, ceiling light.

### Outside

To the front, the property is set back from the road via a large driveway with ample off street parking for several vehicles and access into the brick built garage through an up and over manual door. To the rear, there is an enclosed garden with a patio area and turf, access into the garage and shed which are both supplied with power and lighting.

### Directions

Proceed out of Long Eaton and through Sawley towards Castle Donington. Continue through Castle Donington and at the main traffic lights turn right into Park Lane.

8335RS

### Council Tax

North West Leicestershire Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 16 mbps

Superfast 80 mbps

Ultrafast -

Phone Signal – O2, THREE, VODAFONE AND EE

Sewage – Mains supply

Flood Risk – No, surface water

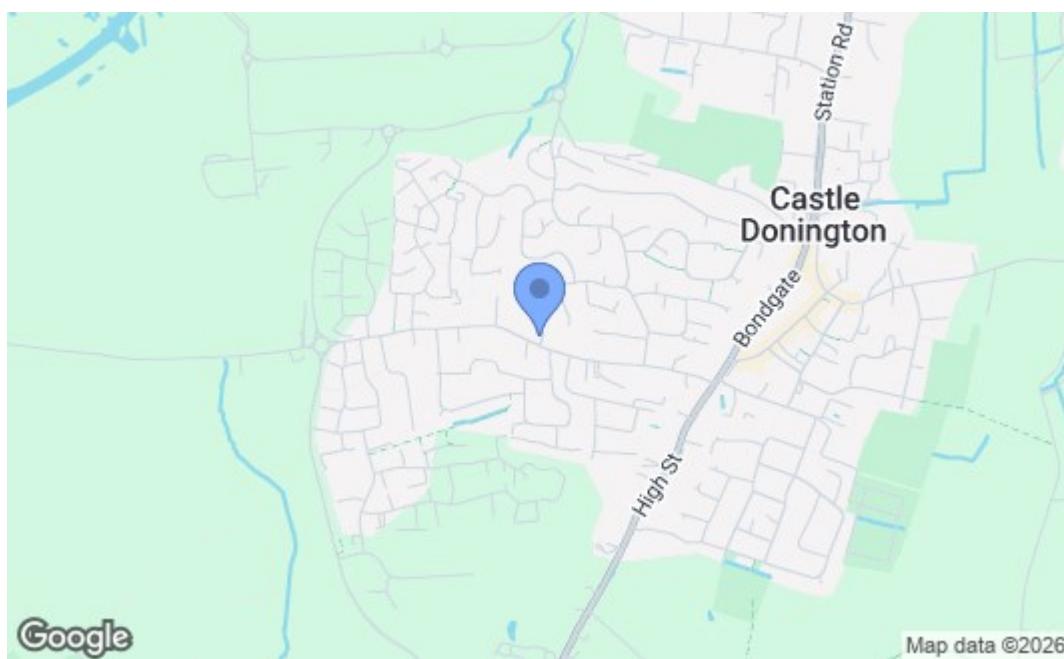
Flood Defenses – No

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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.