



Tipnall Road,
Castle Donington, Derby
DE74 2JY

£325,000 Freehold



A FOUR DOUBLE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN AND PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this well presented and spacious, four double bedroom detached house, being sold with the benefit of no onward chain. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would be perfect for a wide range of buyers. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, kitchen with integrated cooking appliances, access into the garage through an integrated door and a large lounge/diner to the rear with aluminium sliding doors overlooking and leading to the garden. To the first floor, the landing leads to four generous sized bedrooms and a three piece family shower suite. To the exterior, the property boasts ample off street parking to the front via a block paved driveway with flower beds and access into the garage through an electric roller door. To the rear, there is a mature garden with a patio area, turf, flower beds, a pond and wooden storage shed.

Located in the popular residential village of Castle Donington, close to a wide range of local shops, parks and schools including Orchard Community primary school which has a good with outstanding features Ofsted rating. Castle Donington village centre is within walking distance where further shops and healthcare facilities can be found alongside restaurants, vets, pubs and more. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1 and A50 with local train stations and East Midlands Airport just a short drive away.



Entrance Hall

Composite front door, radiator, under stairs storage cupboard, engineered wooden flooring, painted plaster ceiling, two ceiling lights.

Downstairs WC

2'0 x 3'3 approx (0.61m x 0.99m approx)

Velux window, engineered wooden flooring, WC, wall mounted sink, painted plaster ceiling, ceiling light.

Kitchen

16'2 x 7'1 approx (4.93m x 2.16m approx)

uPVC double glazed window overlooking the front Velux window, uPVC double glazed door leading to the rear, engineered wooden flooring, double electric ovens, induction hob with overhead extractor fan, breakfast bar, integrated fridge/freezer, integrated washing machine, granite worktop and upstand, painted plaster ceiling, spotlights.

Lounge

21'9 x 16'6 approx (6.63m x 5.03m approx)

Full height aluminium sliding doors, engineered wooden flooring, two radiators, electric fire, painted plaster ceiling, ceiling light.

First Floor Landing

Carpeted flooring, built in storage cupboard, loft access, painted plaster ceiling, ceiling light.

Bedroom One

13'2 x 11'1 approx (4.01m x 3.38m approx)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

13'11 x 8'3 approx (4.24m x 2.51m approx)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

Bedroom Three

13'11 x 8'3 approx (4.24m x 2.51m approx)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

Bedroom Four

9'11 x 8'8 approx (3.02m x 2.64m approx)

uPVC double glazed window overlooking the front, carpeted flooring, built in storage space, radiator, painted plaster ceiling, ceiling light.

Family Shower Room

7'5 x 6'7 (2.26m x 2.01m)

uPVC double glazed patterned window overlooking the side, vinyl flooring, walk - in single shower unit, WC, top mounted sink, heated towel rail, painted plaster ceiling, ceiling light.

Outside

To the front, the property is set back from the pavement via a large block paved driveway with space for several vehicles and access into the garage through an electric roller door. There are mature flower beds to the edges of the driveway with access to the side and into the garden. To the rear there is a private and enclosed garden with a patio area, turf, wooden storage shed, flower beds and pond.

Garage

Brick built garage with electric roller door, power sockets and lighting.

Directions

Proceed out of Long Eaton through Sawley and at the A50 island take the exit to Castle Donington. Proceed along High Street and take the right hand turning at the traffic lights in the centre of Castle Donington onto Park Lane, right onto The Green and right onto Tipnall Road.

8363RS

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 AND VIRGIN

Broadband Speed - Standard 18 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

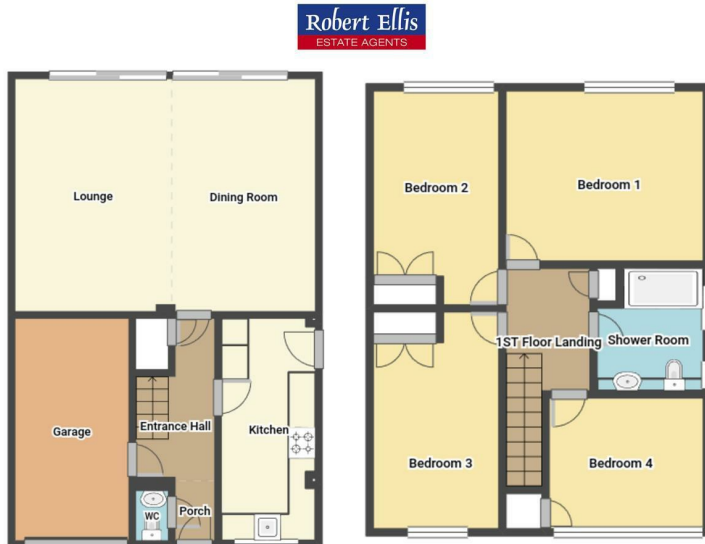
Flood Defenses – No

Non-Standard Construction – No

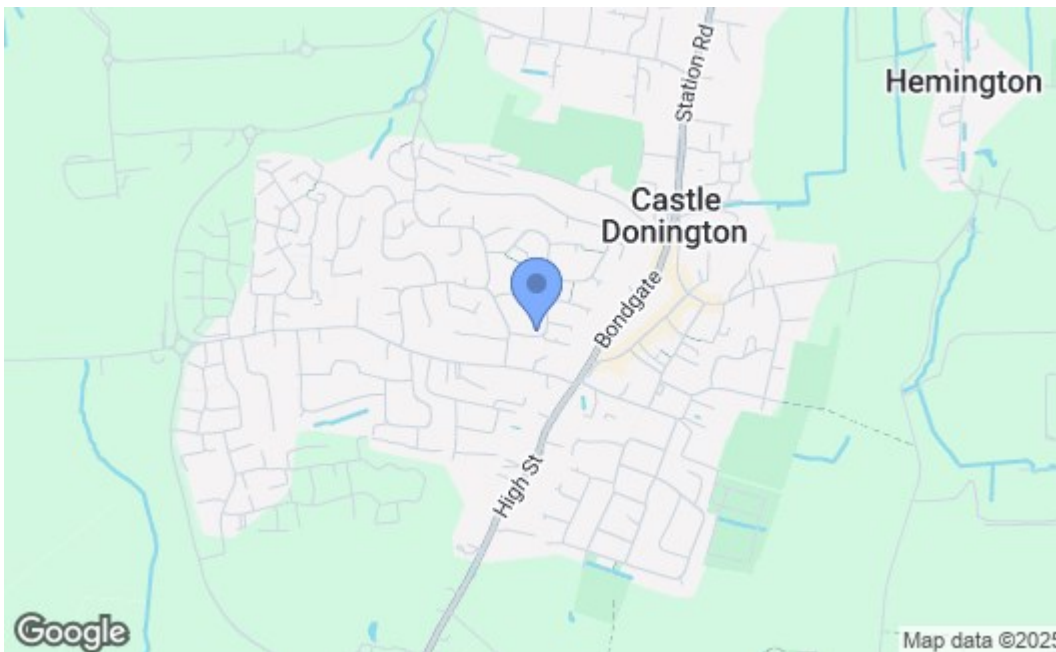
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis
ESTATE AGENTS



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

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.