



Bishop Road,
Castle Donington, Derby
DE74 0AB

O/O £300,000 Freehold



A FANTASTIC EXAMPLE OF A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, BRICK BUILT GARAGE AND ENCLOSED REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to bring to the market this spacious home originally constructed by William Davis that is perfect for a wide range of buyers. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout along with the remainder of the NHBC warranty. An internal viewing is recommended to appreciate all that is to offer.

In brief, the property comprises an entrance hallway with access into the ground floor w.c., spacious lounge and open plan Kitchen/Diner that benefits integrated appliances and French doors leading to the rear garden. To the first floor, the landing provides ample storage space with two storage cupboards and leads to the three piece family bathroom and three generous bedrooms with the master benefitting from an en-suite shower room. To the exterior, the property sits within a cul-de-sac location and benefits off street parking for two vehicles and access into the brick built garage through an up and over manual door. There is a wooden gate leading from the driveway to the garden for access. To the rear, the garden benefits from a patio area and lawn.

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 where further shops, healthcare facilities, doctors, vets and more can be found. There are fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 with East Midlands Airport and local train stations being just a short drive away.



Entrance Hall

Wooden front door, vinyl flooring, radiator, under stairs storage cupboard, painted plaster ceiling, spotlights.

Ground Floor w.c.

2'6 x 4'3 approx (0.76m x 1.30m approx)

uPVC double glazed patterned window overlooking the front, vinyl flooring, pedestal sink, WC, radiator, painted plaster ceiling, ceiling light.

Lounge

15'7 x 10'3 approx (4.75m x 3.12m approx)

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

Kitchen/Diner

9'8 x 17'7 approx (2.95m x 5.36m approx)

uPVC double glazed window and French doors overlooking and leading to the rear garden, vinyl flooring, radiator, integrated washing machine, integrated fridge/freezer, integrated electric oven with gas hob and overhead extractor fan, painted plaster ceiling, spotlights.

First Floor Landing

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

Bedroom One

11'0 x 12'4 approx (3.35m x 3.76m approx)

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

En-Suite

2'8 x 6'7 approx (0.81m x 2.01m approx)

Double enclosed shower unit, vinyl flooring, pedestal sink, WC, heated towel rail, painted plaster ceiling, spotlights.

Bedroom Two

9'8 x 9'5 approx (2.95m x 2.87m approx)

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

Bedroom Three

8'0 x 7'9 approx (2.44m x 2.36m approx)

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

Family Bathroom

11'0 x 5'8 approx (3.35m x 1.73m approx)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, WC, wall mounted sink, bath with mixer tap, painted plaster ceiling, ceiling light.

Outside

To the front of the property there is ample off street parking for two vehicles via the driveway with access into the garage through an up and over manual door and access into the garden through a wooden gate. To the rear, there is an enclosed garden with a patio area and lawn.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Information not available

Broadband Speed - Information not available

Phone Signal – Information not available

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

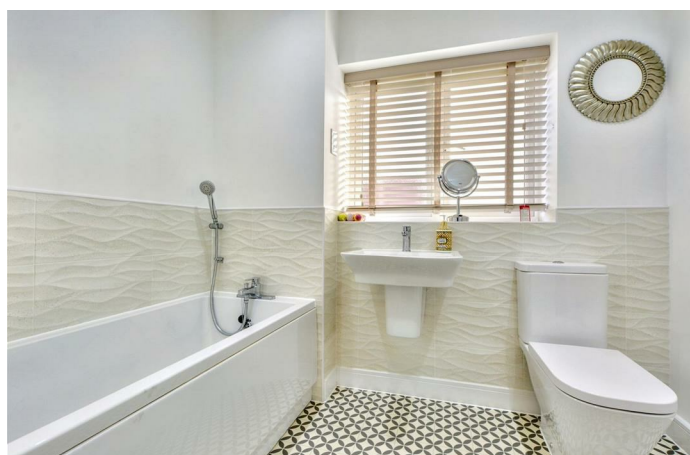
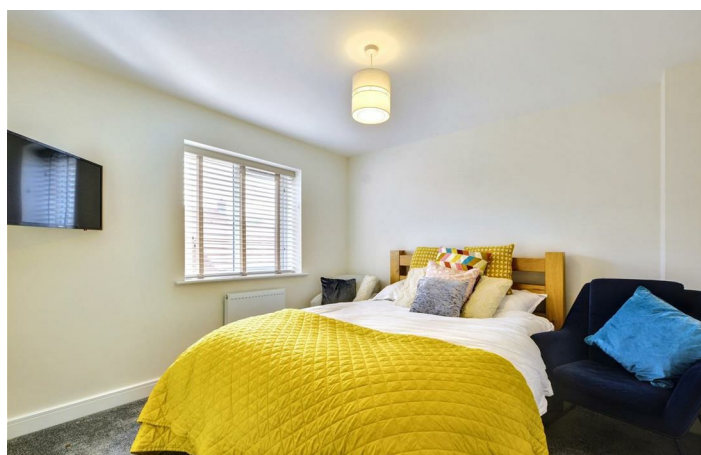
Other Material Issues – No

Directions

Proceed out of Long Eaton along Tamworth Road and through Sawley in the direction of Castle Donington. On entering Castle Donington proceed on Station Road which becomes Bond Gate and at the traffic lights turn right onto Park Lane, continue for some distance and turn right onto Pathfinder Way, follow the road round to the left and Bishop Road can be found as a turning on the left.
8446RS

Council Tax

North West Leicestershire Band E

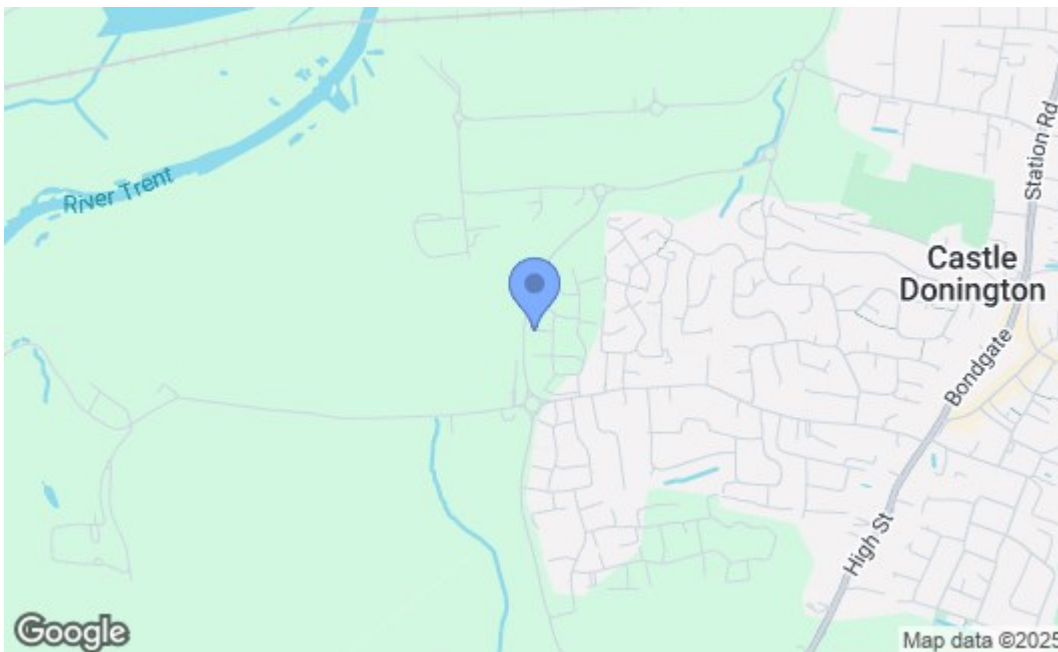
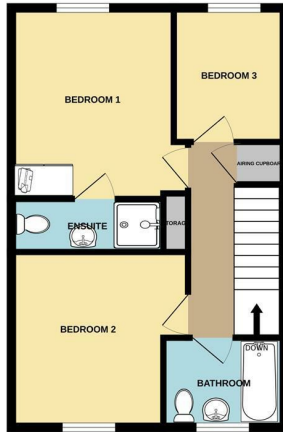
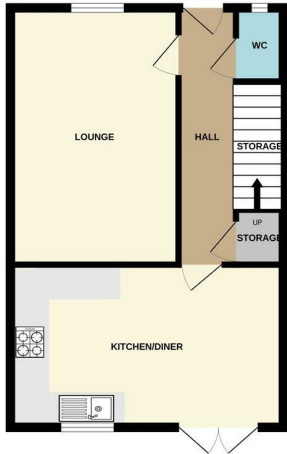




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(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.