



Hastings Street,  
Castle Donington, Derby  
DE74 2LP

**£439,950 Freehold**



A SUBSTANTIAL AND WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW SITUATION ON A SUBSTANCIAL PLOT WITH AMPLE OFF STREET PARKING, TWO GARAGES AND MATURE GARDEN.

Robert Ellis are delighted to bring to the market this superb example of a three bedroom detached bungalow with ample off street parking for several vehicles, two garages and fantastic mature gardens, positioned on a substantial double plot. The property is constructed of brick and benefits double glazing and gas central heating throughout and offers spacious and versatile accommodation whilst being walking distance from the village of Castle Donington where shops, bars and salons can be found. An internal viewing is highly recommended to appreciate the size and location of the property on offer.

In brief, the property comprises a kitchen with storage pantry and integrated appliances, dining room, large lounge with a storage cupboard and French doors overlooking and leading to the rear garden, an office space, hallway with storage cupboard and a utility cupboard, the family shower room, bedroom three, bedroom two with en-suite toilet and the master bedroom with an en-suite bathroom. To the front of the property there is ample off street parking for several vehicles spanning over two driveways. To the rear there is a larger than average double plot garden with patio area's, turf and beautiful mature flower beds with a variety of trees and shrubs. There is also a greenhouse, storage shed and two garages. The first garage is constructed from brick and benefits double glazed windows and doors with a manual up and over door to the front, power and lighting throughout and a toilet and functioning utility room with power, water and space for washing machines and tumble dryers to the rear. There is also a concrete section garage with power available. This property also benefits from a fully insulated and boarded loft with drop down ladder access, power and lighting. The combi boiler is also mounted to the wall within the loft space for easy access and is operated via a HIVE smart system.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and Spital Park. The property is within walking distance to the village centre where doctors surgeries, restaurants, shops, hairdressers and more can be found. There are fantastic transport links available 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 just a stones throw away. Long Eaton town centre is just a short drive away where supermarkets and other retail outlets can be found.



### Kitchen

12'3 x 8'0 approx (3.73m x 2.44m approx)

UPVC double glazed front door, UPVC double glazed windows overlooking the front and the side, tiled flooring, wall and base units with work surfaces over, inset sink and drainer, integrated electric double oven, electric hob and overhead extractor fan, integrated fridge, pantry, ceiling light.

### Dining Room

8'9 x 9'4 approx (2.67m x 2.84m approx)

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

### Lounge

17'9 x 20'3 approx (5.41m x 6.17m approx)

UPVC double glazed French doors overlooking and leading to the rear garden, laminate flooring, radiator, gas fire, built in storage cupboard, beamed ceiling, ceiling light.

### Study

8'7 x 9'4 approx (2.62m x 2.84m approx)

UPVC double glazed window overlooking the rear, laminate flooring, radiator, beamed ceiling, ceiling light.

### Hall

Laminate flooring, radiator, built in storage cupboard, built in utility storage cupboard with space for washing machine, loft access, ceiling light.

### Shower room

8'4 x 9'9 approx (2.54m x 2.97m approx)

UPVC double glazed patterned window overlooking the side, tiled flooring, double walk in shower with rainfall shower head, low flush w.c., pedestal sink, radiator, built in storage cupboard, ceiling light.

### Bedroom 1

12'9 x 12'8 approx (3.89m x 3.86m approx)

UPVC double glazed window overlooking the front, laminate flooring, radiator, ceiling light.

### En-Suite Bathroom

5'5 x 12'2 (1.65m x 3.71m)

Tiled flooring, L shaped bath with mixer tap and rainfall shower over the bath, top mounted sink, low flush w.c., radiator, ceiling light.

### Bedroom 2

8'6 x 20'3 x 14'4 approx (2.59m x 6.17m x 4.37m approx)

UPVC double glazed window overlooking the front, laminate flooring, radiator, ceiling light.

### En-suite w.c.

5'5 x 3'6 approx (1.65m x 1.07m approx)

UPVC double glazed patterned window overlooking the side, tiled flooring, WC, pedestal sink, radiator, ceiling light.

### Bedroom 3

10'8 x 13'3 approx (3.25m x 4.04m approx)

UPVC double glazed window overlooking the front, laminate flooring, radiator, ceiling light.

### Exterior Utility

7'7 x 10'2 x 7'3 approx (2.31m x 3.10m x 2.21m approx)

UPVC double glazed door and window, sink, space for washing machine, space for tumble dryer, ceiling light.

### Outside

To the front of the property there is ample off street parking available for several vehicles spanning over two driveways and access into the garage through an up and over manual door. To the rear there is a large mature garden with patio area's, lawn and beautiful flower beds with mature trees and shrubs. There is also a greenhouse, wooden storage shed and two garages. The first garage is constructed of brick with UPVC double glazed windows and personal side door, power and lighting supply with a toilet to the rear. there is also a section of this garage that has been converted into an exterior utility room with power and lighting supply, a sink and space for washing machines and tumble dryers. The second garage is to the rear of the garden and is constructed of concrete section and has a power and lighting supply.

### Garage 1

11'3 x 23'9 approx (3.43m x 7.24m approx)

UPVC double glazed personal side door, UPVC double glazed window, up and over manual door to the front, power and lighting supply, low flush w.c., lighting.

### Garage 2

Concrete section garage with power and lighting.

### Directions

Proceed into Castle Donington along Bondgate and at the traffic lights turn left into Delven Lane and right into Hastings Street.

7950RS

### Council Tax

North West Leicestershire Band D



Robert Ellis  
ESTATE AGENTS



| 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                     |         |           |
|                                                                 | 64      | 78        |
| England & Wales 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 |         |           |
| 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.