



Routh Avenue,
Castle Donington, Derby
DE74 2NA

£299,950 Freehold



A WELL PRESENTED AND SPACIOUS, THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, BRICK BUILT GARAGE AND ENCLOSED REAR GARDEN OVERLOOKING ALLOTMENTS AND FIELDS, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to bring to the market this fantastic example of a three bedroom detached house with off street parking and rear garden, perfect for a wide range of buyers from first time buyers to families. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch, entrance hallway, kitchen with integrated appliances and open plan lounge/diner with dual aspect windows and sliding doors. To the first floor the landing leads to three generous bedrooms and a three piece family bathroom suite. To the front the property has a driveway with ample off street parking and gates with access into the brick built garage through an up and over manual door. To the rear, there is an enclosed and private garden with a patio area, turf and flower beds with access into the garage through a personal uPVC side door. The garage is also complete with power and lighting whilst the rear garden overlooks and backs onto allotments and fields.

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 doctors, dentists, vets, bars, restaurants 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 and A50 with East Midlands Airport and local train stations being just a short drive away.



Entrance Porch

5'1 x 4'3 (1.55m x 1.30m)

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

Entrance Hallway

uPVC double glazed patterned door, laminate flooring, radiator, textured ceiling, ceiling light.

Kitchen

10'5 x 7'8 (3.18m x 2.34m)

uPVC double glazed patterned door leading to the side, tiled flooring, space for washing machine, integrated electric hob with overhead extractor fan, integrated oven and microwave, space for fridge/freezer, painted plaster ceiling, ceiling light.

Lounge

9'9 x 23'3 (2.97m x 7.09m)

uPVC double glazed window overlooking the front, uPVC double glazed sliding doors overlooking and leading to the rear garden, wooden floorboards, radiator, gas fire, painted plaster ceiling, ceiling light.

Landing

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

Bedroom One

11'0 x 11'8 (3.35m x 3.56m)

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

Bedroom Two

11'7 x 9'9 (3.53m x 2.97m)

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

Bedroom Three

8'1 x 7'9 (2.46m x 2.36m)

uPVC double glazed window overlooking the rear,

wooden floorboards, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

6'5 x 7'5 (1.96m x 2.26m)

uPVC double glazed patterned window overlooking the side, vinyl flooring, WC, top mounted sink, heated towel rail, corner bath with mixer tap and shower over the bath, panelled ceiling, spotlights.

Outside

To the front, the property has a driveway with ample off street parking and gates with access into the garage through an up and over manual door. To the rear, there is an enclosed and private garden with a patio area, turf and flower beds. The rear garden overlooks allotments and fields with a personal uPVC side door leading into the brick built garage where there is power and lighting.

Directions

Proceed into Castle Donington along Bondgate and at the traffic lights turn left into Delven Lane, right into Hastings Street, left again into Stonehill and Routh Avenue is the first turning on the left.
8697RS

Council Tax

North West Leicestershire Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 17 mbps

Superfast 63 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(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.