



Park Lane,
Castle Donington, Derby
DE74 2JF

£460,000 Freehold



THIS IS AN INDIVIDUAL THREE BEDROOM DETACHED BUNGALOW SITUATED ON THIS SOUGHT AFTER ROAD IN CASTLE DONINGTON WHICH PROVIDES THE POTENTIAL TO EASILY EXTEND INTO THE ATTIC SPACE.

Being positioned on Park Lane, close to the heart of Castle Donington village, this individual detached property provides a lovely home which has the potential to easily extend into the attic space to create two double bedrooms and a large bathroom, plans for which have been drawn up and have planning approval. For the size and layout of the property and the privacy of the South facing gardens at the rear to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is within reach of the centre of Castle Donington where there are many local amenities and facilities and also being close to excellent transport links, this location has become a very popular and convenient place to live.

The property stands back from Park Lane with a wall to the front boundary and is constructed of brick to the external elevations under a steep pitched tiled roof. The well proportioned accommodation derives the benefits from having gas central heating and double glazing and is entered through a newly fitted, stylish composite front door into the enclosed porch which has double opening, glazed doors leading into the reception hall with there being oak stripped flooring which extends across the living space and bedrooms. There is a separate w.c. off the hall, the lounge and dining room extend across the rear of the bungalow with there being double opening, double glazed French doors leading out to the rear garden and a newly fitted log burning stove set in the fireplace within the lounge area and there is a full height double glazed bay window from the dining area overlooking the garden. The kitchen is well fitted with wood finished units and includes several integrated appliances and the three bedrooms are situated to the other side of the bungalow and these are all a good size, with the main bedroom having a range of built-in wardrobes and there is the shower room which is part tiled and has a corner walk-in shower. To the right hand side of the property there is the adjoining brick garage which has a store room area at the rear, there is a driveway sweeping in front of the bungalow and this provides off road parking for several vehicles, there is an easily managed pebbled garden with planting to the front, a wide slabbed path to the side which provides access to the rear garden which is South facing with a patio extending across the rear of the bungalow and this leads onto a large lawned garden with established beds to the sides which provides natural screening and there is also a shed and greenhouse which will be included in the sale.

The property is within easy reach of the centre of Castle Donington, there is a Co-op and Aldi store on the edge of the village, various retail outlets, pubs and restaurants which are within walking distance of the property, if required there are schools for all ages within easy reach, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which connects to the A42 and A50, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East Midlands towns and cities.



Porch

Fully enclosed porch having a newly fitted stylish composite front door with inset ornate stained glass leaded panels and opaque glazed panels to either side leading through double opening glazed doors to:

Reception Hall

Having oak stripped flooring which extends across much of the living and bedroom areas, hatch with ladder leading to the loft which provides the opportunity to extend into the attic space and create further bedrooms and a bathroom, built-in storage cupboard and a further double built-in storage cupboard with cupboards over and a radiator.

Separate w.c.

The w.c. off the hall has been re-fitted over the past few months and is half tiled with a low flush w.c. having a concealed cistern and a wide hand basin with a mixer tap and two drawers below, mirror to the wall, ladder towel radiator, full height double shelved storage cupboard and an opaque glazed window.

Lounge/Dining Room

27'8 overall x 12'4 x 14'3 into bay to 12'4 (8.43m overall x 3.76m x 4.34m into bay to 3.76m)

This main large living area includes lounge and dining areas and has double glazed, double opening French doors leading out to the South facing garden with a further large double glazed window with fitted blinds looking over the garden, recently fitted log burning stove set in a marble surround with matching hearth, oak stripped flooring extending across the whole of this living area, double opening Georgian glazed doors leading into the hall and three wall lights.

The dining area has a full height double glazed bay window overlooking the rear garden with a further double glazed window with fitted blinds to the side, two double radiators with shelves over, oak flooring and three wall lights.

Breakfast Kitchen

12' x 10'6 approx (3.66m x 3.20m approx)

The kitchen is fitted with wood finished units having brushed stainless steel fittings and includes a ceramic sink with mixer taps and a Siemens five ring induction hob set in a work surface which extends to three sides and has cupboards, with a corner cupboard having a carousel, a Neff oven, space for an automatic washing machine, integrated dishwasher, telescopic towel rails set in a recess and drawers below, upright integrated fridge/freezer and a pull out racked pantry storage cupboard, matching eye level wall cupboards with lighting under and hood to the cooking area, double glazed windows with fitted blinds to the front and side, radiator, two double built-in storage cupboards with further cupboards over, recessed lighting to the ceiling, tiling to the walls by the work surface areas, half double glazed stained glass leaded door leading out to the side of the property, a Georgian opaque glazed door leading to the hall and there is a door to the dining area.

Bedroom 1

14'4 x 13'1 approx (4.37m x 3.99m approx)

Double glazed window with fitted blind overlooking the rear garden, oak flooring, radiator and a range of built-in wardrobes.

Bedroom 2

13'2 x 11'6 approx (4.01m x 3.51m approx)

Double glazed windows with fitted blinds to the front and side, oak flooring and a radiator.

Bedroom 3

9'2 x 6'7 approx (2.79m x 2.01m approx)

Double glazed window with fitted blind to the side, oak flooring and a radiator.

Shower Room

The shower room is half tiled and has a corner shower with a Mira electric shower, tiling to two walls, curved glazed doors and protective screens, low flush w.c. and hand basin with a mixer tap and cupboard under with a mirror fronted cabinet to the wall above, chrome electric towel radiator and an opaque double glazed window with a fitted blind.

Outside

At the front of the property there is a tarmac driveway extends across the front of the property and provides off road parking for several vehicles, there is a pebbled garden area which has mature plants and a wall to the front boundary with a gate and fence to the left hand side and a hedge to the right. To the left of the property there is a wide slabbed pathway which provides access to a gate and fence which leads through to the rear garden and there is a porch with a light by the door that leads out from the kitchen.

The rear garden is a particularly important feature of this beautiful home and there is a slabbed patio extending across the rear of the bungalow with a low level wall, a lawn with mature and established borders to the sides which provides excellent natural screening with there also being fencing to the boundaries, there is a shed, a greenhouse, outside water taps provided at the front and rear of the property and there is external lighting around the bungalow.

Garage

18' x 8'8 approx (5.49m x 2.64m approx)

There is an adjoining brick garage with an up and over door to the front, lighting and power points are provided in the garage and there is access to the rear storage area.

Rear Storage Room

8'8 x 3'7 approx (2.64m x 1.09m approx)

The gas central heating boiler is housed in this area which provides ideal storage space and has power and lighting provided.

Shed

9'6 x 6' approx (2.90m x 1.83m approx)

The wooden shed positioned on the right hand side of the garden has a door and window to the front.

Greenhouse

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. 882 I AMMP

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, Virgin

Broadband Speed - Standard 18mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

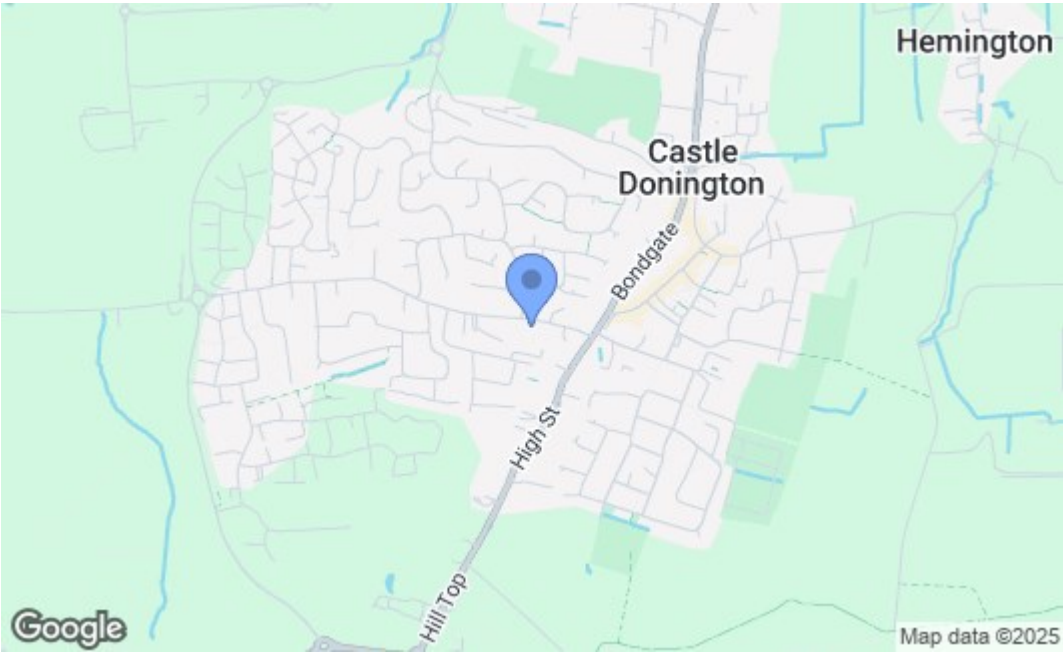
Flood Defenses – No

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		81
(69-80) C		
(55-68) D	62	
(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.