



Handley Place,
Castle Donington, Derby
DE74 2SE

Price Guide £380-390,000

Freehold



THIS IS A BAY FRONTED DETACHED FOUR BEDROOM HOME WHICH WAS ORIGINALLY BUILT BY REDROW HOMES ON THIS PRESTIGIOUS DEVELOPMENT IN CASTLE DONINGTON.

Robert Ellis are pleased to be instructed to market this beautiful detached family home which provides four bedroom accommodation and open plan living space to the ground floor. For the size and quality of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the full extent of the accommodation and the privacy of the rear garden for themselves. The property is within a short drive of Castle Donington where there are many local amenities and facilities with there also being excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property was recently constructed by Redrow Homes and is part of their Heritage range which offers high quality properties with a traditional look and feel. The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits from having gas central heating and double glazing. Being entered through a stylish front door, the accommodation includes a reception hallway which has tiled flooring running through into the ground floor w.c. and to the living/dining kitchen which is fitted with Shaker style units and has integrated appliances and from the kitchen there are double opening French doors leading out to the private rear garden. The lounge is positioned to the front of the house and this provides a lovely separate reception room with a bay window to the front. To the first floor the landing leads to the four bedrooms, the main bedroom having a shower room en-suite and there is then the main family bathroom which also includes a shower over the bath. Outside there is a brick garage positioned to the left of the house and this has a driveway in front which provides off road parking for two or three vehicles. There is a lawned garden at the front of the house and a private garden to the rear which has a patio with a lawn and borders and fencing to the sides.

Castle Donington is a very sought after village location which is well placed for easy access to Derby, Nottingham and Leicester as well as other East Midlands towns and cities. There is a Co-op store on the main road as you enter Castle Donington and an Aldi is currently being constructed on the same road. The village centre offers a number of other local shops, there are various pubs and restaurants in the village centre and there is also The Priest House pub and hotel which provides a lovely place to visit. There are local schools for all ages, healthcare and sports facilities which includes several local golf courses, walks in the nearby open countryside and around other parts of South Derbyshire and the excellent transport links include J24 of the M1, the A50 and A42, East Midlands Airport, East Midlands Parkway station and there are various main roads which provide easy connections to Nottingham, Derby, Leicester, Loughborough and other East and West Midlands towns and cities.



Porch

Open porch with an outside light leading through a stylish composite front door with an inset opaque glazed panel to:

Reception Hall

Stairs with balustrade leading to the first floor and having a cupboard beneath, radiator and tiled flooring which runs through into the ground floor w.c. and the living/dining kitchen.

Ground Floor w.c.

Having a low flush w.c. and a hand basin with a mixer tap, tiled splashback and a mirror to the wall above, radiator, tiled flooring, opaque double glazed window and the electric consumer unit is positioned to one wall.

Lounge/Sitting Room

14'7" x 11'5" approx (4.45m x 3.5m approx)

Double glazed Georgian style bay window to the front, radiator and TV point.

Dining/Living Kitchen

16'8" x 14'5" approx (5.1m x 4.4m approx)

The kitchen is exclusively fitted with grey Shaker style units and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to two walls and has cupboards, an integrated dishwasher and drawers beneath, double oven with a drawer below and cupboard above, integrated fridge/freezer, matching eye level wall cupboards with lighting beneath, double shelved pantry cupboard with drawers below, tiling to the walls by the work surface areas, back plate and hood to the cooking area, feature vertical radiator, double glazed double opening French doors with matching side panels leading out to the southerly facing rear garden, tiled flooring and recessed lighting to the ceiling.

Utility Cupboard

Off the kitchen there is a utility cupboard which has a work surface with space and plumbing below for an automatic washing machine and space above the work surface to position a tumble dryer.

First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to the loft, panelled doors to the rooms off the landing and the Valliant boiler housed in an airing/storage cupboard.

Bedroom 1

12'5" plus bay x 10'9" approx (3.8m plus bay x 3.3m approx)

Double glazed Georgian style bay window to the front and a radiator.

En-Suite

The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system, tiling to three sides and a sliding glazed door with a protective screen, hand basin with a mixer tap

having a mirror to the wall above, low flush w.c., chrome ladder towel radiator, tiled flooring, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

Bedroom 2

11'9" x 9'10" approx (3.6m x 3m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

9'2" x 7'6" approx (2.8m x 2.3m approx)

Double glazed window to the rear and a radiator.

Bedroom 4

8'10" to 6'10" x 8'6" approx (2.7m to 2.1m x 2.6m approx)

Double glazed Georgian style window to the front and a radiator.

Bathroom

The main bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over, tiling to three walls and a protective glazed screen, low flush w.c. and a hand basin with a mixer tap and mirror to the wall above, chrome ladder towel radiator, tiled flooring, opaque double glazed window and recessed lighting to the ceiling.

Outside

At the front of the property there is a lawn with a border to the front of the house and to the left hand side there is a drive which leads to the garage and provides off road parking for 2 or 3 vehicles. There is a gate between the garage and the house providing access to the rear garden.

At the rear of the house there is a patio with a path leading to the rear of the garage, there is a lawn with borders to the sides and the rear garden is kept private by having fencing to the boundaries.

Garage

20'0" x 10'9" approx (6.1m x 3.3m approx)

The brick built garage has a pitched tiled roof, an up and over door at the front, lighting and power points are provided and there is storage space in the roof.

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 left onto Craner Road, follow the road around and Handley Place can be found as a turning on the left.
7446AMMP

Council Tax

North West Leicestershire Council Band E



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 84 | |
| (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.