



Selina Close,  
Castle Donington, Derby  
DE74 2SS

**Price Guide £220-225,000**  
**Freehold**

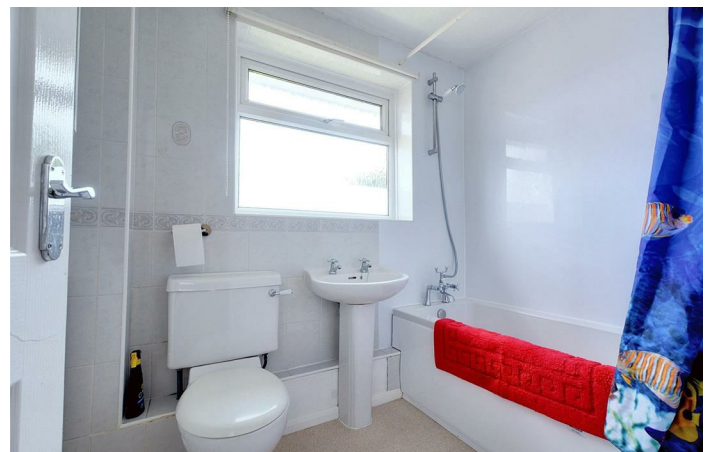


A THREE BEDROOM SEMI-DETACHED PROPERTY WITH OFF STREET PARKING, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this three bedroom semi-detached property offering ample off street parking within a sought after cul-de-sac location and the added benefit of being sold with no onward chain. The property is constructed of brick and benefits double glazing and gas central heating throughout and would be perfect for a wide range of buyers including first time buyers and investors. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, open plan lounge/diner and kitchen with built in storage cupboard. To the first floor the landing leads to three generous bedrooms and the family bathroom suite. To the front, the property sits at the head of a quiet cul-de-sac and has off street parking via a driveway, a car port and a small turfed front garden. To the rear, there is an enclosed garden with patio area, turf, flower beds and a wooden storage shed.

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 hairdressers, bars and healthcare facilities can be found. There are fantastic transport links 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 being within close proximity.



### Entrance Hall

UPVC double glazed front door, carpeted flooring, radiator, ceiling light.

### Lounge/Diner

10'9 x 24'1 approx (3.28m x 7.34m approx)

UPVC double glazed window overlooking the front and the rear, carpeted flooring, radiator, feature fireplace, ceiling light.

### Kitchen

8'1 x 9'1 approx (2.46m x 2.77m approx)

UPVC double glazed window overlooking the rear, UPVC double glazed door leading to the rear garden, vinyl flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, space for fridge/freezer, cooker, space for washing machine, space for dishwasher, understairs storage cupboard, wall mounted boiler, ceiling light.

### First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, built in storage cupboard, loft access, ceiling light.

### Bedroom 1

10'1 x 11'8 approx (3.07m x 3.56m approx)

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

### Bedroom 2

10'7 x 9'1 approx (3.23m x 2.77m approx)

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

### Bedroom 3

6'5 x 7'6 approx (1.96m x 2.29m approx)

UPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, ceiling light.

### Family Bathroom

5'4 x 7'5 approx (1.63m x 2.26m approx)

UPVC double glazed patterned window overlooking the rear, vinyl flooring, pedestal sink, low flush w.c., bath with mixer tap and shower over the bath, radiator, ceiling light.

### Outside

To the front, the property sits at the head of the cul-de-sac and offers off street parking via a driveway, car port and a small lawned garden. To the rear there is an enclosed garden with patio area, lawn, flower beds and a wooden storage shed.

### Car Port

Offering dry storage or covered parking to the side of the house and gate to the rear garden.

### Directions

Proceed out of Long Eaton and through Sawley towards Castle Donington. Proceed through Castle Donington and at the traffic lights turn right into Park Lane, right into The Green, right into School Lane, right into Huntingdon Drive and right onto Selina Close.

7990RS

### Council Tax

North West Leicestershire Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Information not available

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

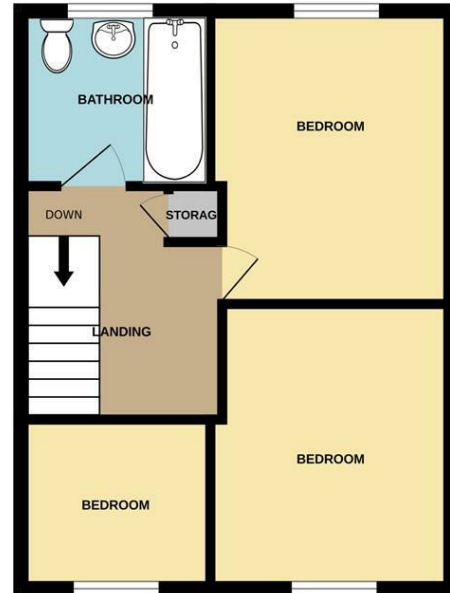
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.