



Carrs Close,  
Castle Donington, Derby  
DE74 2SX

**O/I/R £229,950 Freehold**





A SPACIOUS THREE BEDROOM LINK-DETACHED HOUSE SITUATED WITHIN A QUIET CUL-DE-SAC AND OFFERING AMPLE OFF STREET PARKING, LOW MAINTENANCE REAR GARDEN AND BRICK BUILT GARAGE, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious three bedroom link-detached family home. The property is constructed of brick and benefits double glazing and gas central heating throughout and requires some cosmetic modernisation. This property would be perfect for a wide range of buyers including first time buyers, someone looking for a project and families alike. The property is being sold with no onward chain and an internal viewing is highly recommended to appreciate the space and location on offer.

In brief, the property comprises a large lounge and open plan kitchen/diner with French doors leading to the rear garden. To the first floor, the landing leads to three generous bedrooms with two of those benefitting from fitted wardrobes and finally the family bathroom suite. To the front there is a manageable front garden with ample off street parking for several vehicles and access into the garage through an up and over manual door. To the rear, an enclosed low maintenance garden with patio. There is also exterior access into the brick built garage that has a useful utility room with power and lighting to one end and storage garage space to the other.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M11, A50 and A52 to both Nottingham and Derby. Local train stations and East Midlands Airport are just a short drive away with Donington Race Course and other local amenities on your doorstep.



### Lounge

14'4 x 15'9 approx (4.37m x 4.80m approx)

UPVC double glazed front door, uPVC double glazed window overlooking the front, carpeted flooring, radiator, electric fire, ceiling light.

### Hallway

Stairs to the first floor and door to:

### Kitchen/Diner

15'8 x 9'5 approx (4.78m x 2.87m approx)

UPVC double glazed window and door to the rear and UPVC double glazed French doors overlooking and leading to the garden, built-in storage cupboard, wall, base and drawer units with work surfaces over, inset sink and drainer, radiator, tiled flooring and carpeted flooring, space for fridge, space for freezer, integrated electric oven, gas hob and overhead extractor fan, ceiling light.

### First Floor Landing

Carpeted flooring, ceiling light and doors to:

### Bedroom 1

9'6 x 9'3 approx (2.90m x 2.82m approx)

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

### Bedroom 2

9'3 x 11'4 approx (2.82m x 3.45m approx)

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

### Bedroom 3

6'3 x 8'6 approx (1.91m x 2.59m approx)

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

### Family Bathroom

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

### Outside

To the front of the property there is a manageable garden and off street parking for several vehicles with access into the brick built garage through an up and over manual door.

To the rear there is a low maintenance patio garden which is private and enclosed. The property sits within a quiet cul-de-sac in this village location.

### Exterior utility room

10'7 x 8'4 (3.23m x 2.54m)

Accessed from the rear garden through a UPVC door, concrete flooring, wall mounted boiler, power and lighting.

### Garage

8'5 x 16'9 (2.57m x 5.11m)

Brick built garage with concrete flooring, up and over manual door, power and lighting.

### Directions

Proceed out of Long Eaton through Sawley and at the A50 island take the exit to Castle Donington. Proceed along High Street and take the right hand turning at the traffic lights in the centre of Castle Donington onto Park Lane, right onto The Green and right onto Tipnall Road and Carrs Close can be found as the second turning on the right.

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### Council Tax

North West Leicestershire Band C

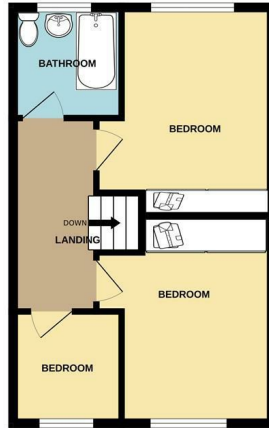




GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.

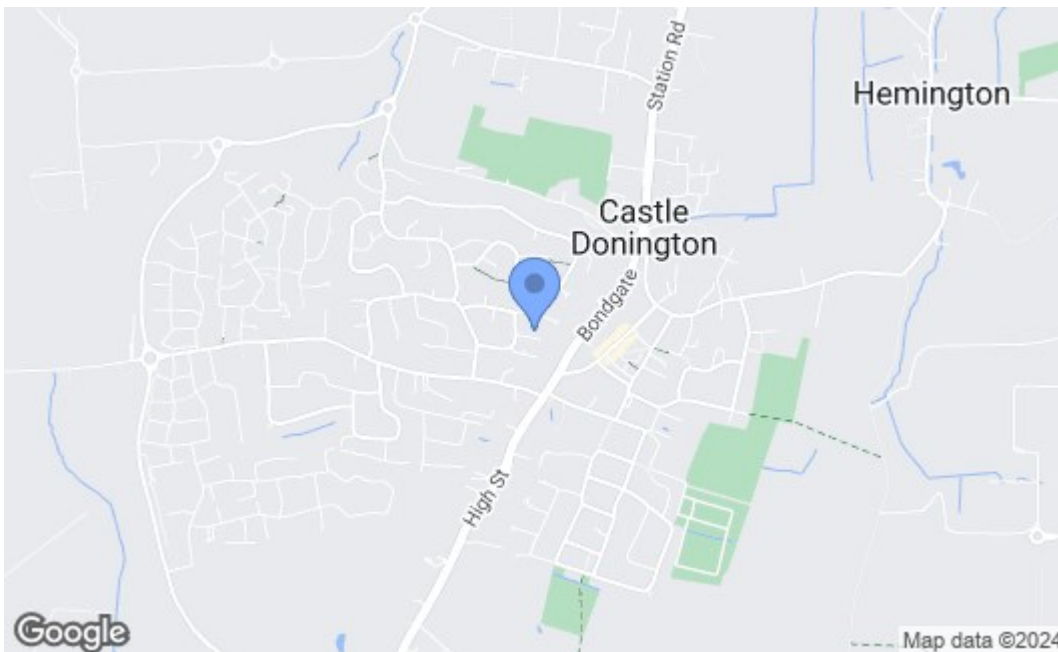


1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA - 1024 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(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	

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