



The Green,  
Castle Donington, Derby  
DE74 2JX

**£189,950 Freehold**



A THREE BEDROOM MID-TERRACED PROPERTY BEING SOLD WITH NO ONWARD CHAIN, IDEAL FOR FIRST TIME BUYERS AND INVESTORS WITH OFF STREET PARKING, REAR GARDEN AND GARAGE.

Robert Ellis are delighted to bring to the market this deceptively spacious three bedroom mid-terraced home. The property is constructed of brick and benefits double glazing and gas central heating throughout and would be ideal for first time buyers, investors, families and people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with built in storage, ground floor w.c., lounge, open kitchen/dining area with integrated cooking appliances and a utility room. To the first floor the landing leads to three generous bedrooms, with the master benefiting from fitted wardrobes, and a three piece family bathroom suite to the rear of the property. To the front there is a small lawned garden with a path from the pavement and to the rear, an enclosed lawned garden with a patio area and access to the rear through a gate for the removal of bins. There is a brick built garage with power and lighting and one parking space in front of the garage.

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 within the area including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.



### Entrance Hall

UPVC double glazed front door, carpeted flooring, radiator, built in storage cupboard, ceiling light. Door to:

### Ground Floor w.c.

2'8 x 5'0 approx (0.81m x 1.52m approx)

UPVC double glazed patterned window overlooking the front, vinyl flooring, low flush w.c., pedestal sink, ceiling light.

### Lounge

11'1 x 13'8 approx (3.38m x 4.17m approx)

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

### Dining Room

10'2 x 10'0 approx (3.10m x 3.05m approx)

UPVC double glazed sliding doors overlooking and leading to the rear, carpeted flooring, radiator, ceiling light, wall mounted boiler.

### Kitchen

9'8 x 7'7 approx (2.95m x 2.31m approx)

Wooden door leading to the utility room, laminate flooring, wall and base units with work surfaces over, inset sink and drainer, integrated Zanussi electric oven, integrated Zanussi gas hob, overhead extractor fan, space for dishwasher, space for fridge/freezer, ceiling light. Door to:

### Utility Room

UPVC double glazed windows to the rear and side, plumbing and space for a washing machine and tumble dryer.

### First Floor Landing

Carpeted flooring, storage cupboard, ceiling light and doors to:

### Bedroom 1

10'1 x 11'7 approx (3.07m x 3.53m approx)

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

### Bedroom 2

13'3 x 8'6 approx (4.04m x 2.59m approx)

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

### Bedroom 3

8'6 x 10'3 approx (2.59m x 3.12m approx)

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

### Family Bathroom

5'5 x 5'8 approx (1.65m x 1.73m approx)

UPVC double glazed patterned window overlooking the rear, laminate flooring, low flush w.c., pedestal sink, bath with shower over the bath, heated towel rail, ceiling light.

### Outside

To the front of the property there is a lawned garden with a path from the pavement to the front door. To the rear there is an enclosed garden with lawn and patio area with a gate leading to the rear for the removal of bins.

### Garage

16'2 x 8'2 approx (4.93m x 2.49m approx)

Brick built garage with power and lighting and an up and over manual door to the front with one parking space in front of it.

### Directions

Proceed out of Long Eaton and through Sawley and on into Castle Donington. At the traffic lights turn right into Park Lane and then right onto The Green.

7976RS

### Council Tax

North West Leicestershire Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 74mbps Ultrafast 1000mbps

Phone Signal – EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

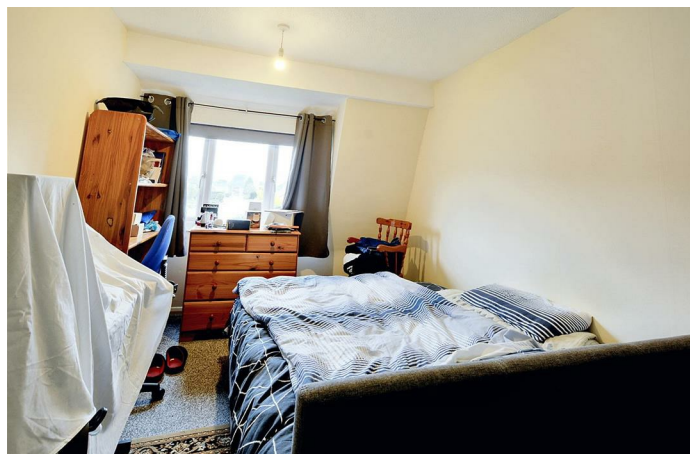
Any Legal Restrictions – No

Other Material Issues – No

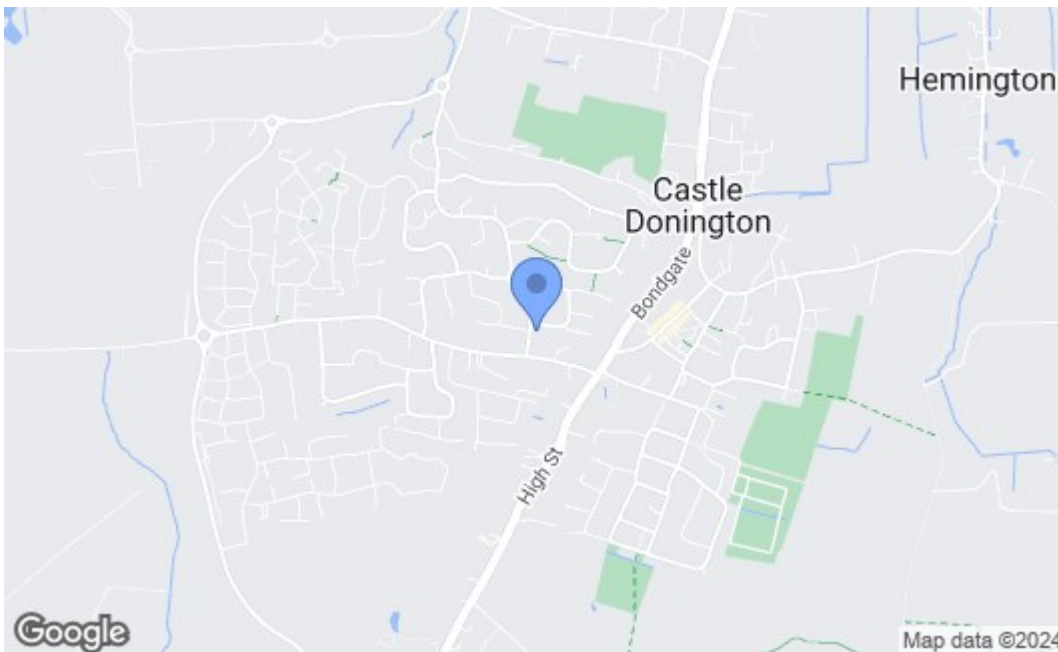
### Agents Notes

Worcester Bosch 25l boiler - Total of 6 year warranty, inclusive of the extra year gained by the magnetic filter. Fitted December 2016. The system has already been power-flushed. Total cost of boiler £2135.00 including the Worcester approved magnetic filter.

The property had new carpets throughout in 2020, when it was completely redecorated. It also had some new carpeting and redecorating in 2022.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(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	

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.