Robert Ellis

look no further...







Bondgate,
Castle Donington, Derby
DE74 2NR

**O/I/R £262,000 Freehold**



A WELL PRESENTED, TWO DOUBLE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING AND WITHIN WALKING DISTANCE TO THE VILLAGE CENTRE.

Robert Ellis are pleased to be instructed to market this lovely and characterful two double bedroom detached house, perfect for a wide range of buyers from first time buyers, families and people who are looking to downsize alike. The property is constructed of brick with render to the external elevations and benefits double glazing and gas central heating throughout. The property has plenty of character throughout and sits within walking distance to the historic village centre. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, three piece family shower room, lounge with bay window and window seat overlooking the front with a wooden beam ceiling and kitchen with integrated cooking appliances and pantry for storage. To the first floor the landing leads to two generous double bedrooms. To the exterior, the property benefits off street parking for one vehicle with a pergola.

Located in the popular village of Castle Donington, close to a wide range of local schools and shops. The property is within walking distance to the village centre where there are ample shops, bars, restaurants and salons. Spittal park is also within walking distance to the property along with fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby. East Midlands Airport is within a 5 minute drive of the property along with local train stations.





Entrance Hall
uPVC double glazed window and front door, tiled flooring, textured ceiling, ceiling light.

Lounge
9'5 x 10'9 (2.87m x 3.28m)
uPVC double glazed bay window overlooking the front with a window seat, uPVC double glazed door, carpeted flooring, electric fire, painted plaster ceiling, ceiling light.

Kitchen
6'5 x 10'4 (1.96m x 3.15m)
uPVC double glazed window overlooking the side with bay window overlooking the front, tiled flooring, pantry, integrated double electric oven, electric hob, space for washing machine and space for fridge/freezer, wall mounted boiler with 1 and 1/2 bowl aluminium sink, beamed ceiling, ceiling light.

Shower Room
6'6 x 3'2 (1.98m x 0.97m)
uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, pedestal sink, double enclosed shower unit, textured ceiling, ceiling light.

First Floor Landing
uPVC double glazed window overlooking the rear, carpeted flooring, radiator, textured ceiling, ceiling light.

Bedroom One
11'1 x 8'6 (3.38m x 2.59m)
uPVC double glazed window overlooking the front, carpeted flooring, built in cupboard, textured ceiling, radiator, ceiling light.

Bedroom Two
6'9 x 14'3 (2.06m x 4.34m)
uPVC double glazed window overlooking the front and the rear, carpeted flooring, radiator, built in cupboard, textured ceiling, ceiling light.

Outside
To the front of the property there is parking for one vehicle with a pergola and flower beds.

Directions
Proceed out of Long Eaton along Tamworth Road continuing through Sawley and to the traffic island. Take the third exit following the signs to Castle Donington and as you drive up the main road it becomes Bondgate. As you drive up the hill the property can be found on the right.
8224RS

Council Tax
North West Leicestershire Band B

Agents Notes
The vendor of this property is related to an employee of Robert Ellis.

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKY AND VIRGIN
Broadband Speed - Standard 18mbps Superfast 67mbps
Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water high
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

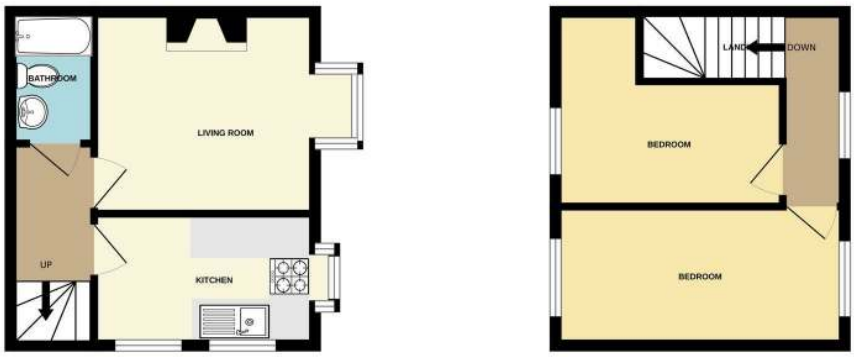






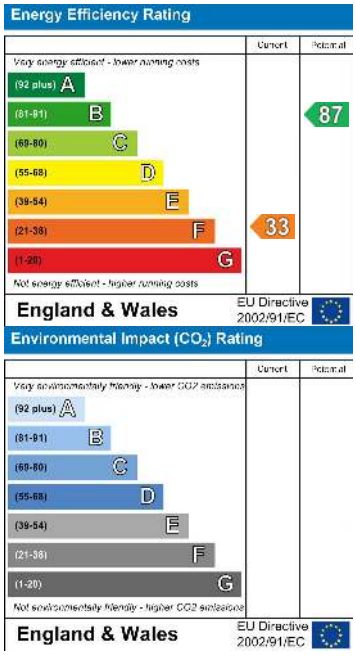













These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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