

FOR SALE



Glover Road, Castle Donington

3 Bedrooms, 1 Bathroom, Link Detached

Offers In Region Of £275,000


MARTIN&CO



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3 Bedrooms, 1 Bathroom

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- Offered for sale with no onward chain
- Modern Barratt Homes built link detached
- Entrance hall with guest cloakroom
- Lounge and kitchen/diner with modern units



THE PROPERTY AND VILLAGE Barratt Homes built link detached home situated within this ever popular development and offered for sale with no onward chain. Accommodation briefly includes entrance hall with guest cloakroom, lounge and kitchen/diner. To the first floor three bedrooms (with space to add an en-suite to the master) and bathroom.

Castle Donington itself is a highly popular town with an excellent standard of amenities including schooling at all levels, easy access to the national motorway network plus Parkway railway station and East Midlands airport. The vibrant and bustling town centre of Market Street and Borough Street is host to a number of independent cafes, bars, restaurants and boutique shops. A truly delightful place to live.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL With stairs rising to the first floor, central heating radiator, wood effect flooring.

GUEST CLOAKROOM Comprising a suite in white of wash hand basin with storage beneath, W.C. Opaque double glazed window to the front elevation, central heating radiator.

LOUNGE 16' x 9' 7" (4.88m x 2.92m) With double glazed window to the front elevation, central heating radiator, wood effect flooring.

KITCHEN/DINER 16' 4" x 9' 3" (4.98m x 2.82m) With a range of contemporary units at eye and base level providing work surface, storage and appliance space. Single drainer sink unit with mixer tap over, four ring stainless steel hob with extractor hood over, electric oven. Double glazed window to the rear elevation,



double glazed double doors opening to the rear garden, heating radiator. central heating radiator, tile and wood effect flooring.

FIRST FLOOR

LANDING With double glazed window to the side elevation, over stairs storage cupboard, access to the roof space.

BEDROOM ONE 11' 6" x 9' 9" (3.51m x 2.97m) With double glazed window to the front elevation, central heating radiator. Walk in wardrobe leading off which was the former en-suite shower room. Provision has been left to return this space to the original specification.

BEDROOM TWO 11' 5" x 9' 9" (3.48m x 2.97m) With double glazed window to the rear elevation. Central heating radiator.

BEDROOM THREE 9' 5" x 6' 4" (2.87m x 1.93m) With double glazed window to the rear elevation. Central

BATHROOM Comprising a suite in white of panelled bath with mains shower over, wash hand basin and W.C. Opaque double glazed window to the front elevation. Central heating radiator.

OUTSIDE The property is set back behind a small fore garden with adjacent driveway providing off road parking and leading through to the ATTACHED GARAGE 17' 4" x 9' 3" with up and over door, rear service door and wall mounted Ideal central heating boiler. To the rear is an enclosed garden laid mainly to lawn.





Energy Efficiency Rating

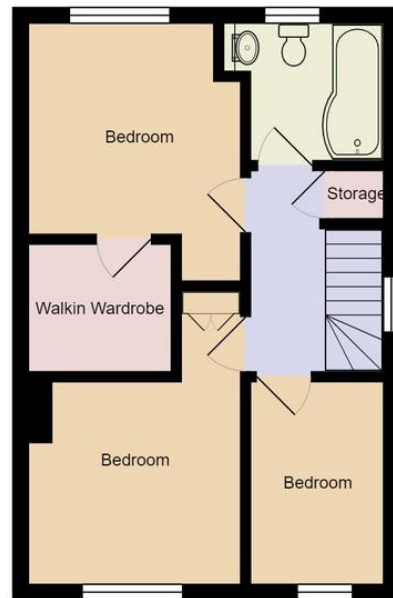
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		



Glover Road, Castle Donington, DE74 2GL



Ground Floor



1st Floor

Castle Donington

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.