

Tipnall Road, Castle Donington, Derbyshire



- ❑ Well-proportioned three-bedroom detached bungalow
- ❑ Offered for sale with no upward chain
- ❑ Refurbished and decorated throughout
- ❑ Spacious lounge with dining area
- ❑ large re-fitted breakfast/living kitchen
- ❑ Modern fitted bathroom with a suite in white
- ❑ Off road parking and single garage

Offers In Region Of: £250,000

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THE PROPERTY AND VILLAGE A rare opportunity to acquire a refurbished three bedroom bungalow situated within this ever popular development. Standing on a good sized generous plot. accommodation includes sizeable lounge with dining area, large living kitchen, modern fitted bathroom, off road parking and single garage. Offered for sale with no upward chain.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service

ACCOMMODATION

ENTRANCE PORCH With Upvc framed double glazed door with double glazed side panels. leading to.

ENTRANCE HALL With new laminate flooring, central heating radiator, meter cupboard, Airing cupboard housing water tank and shelving.

LOUNGE/DINER 31' 1" x 11' 2" (9.47m x 3.4m) With Upvc framed double glazed leaded windows to front views. Central heating radiator. New laminate flooring. Upvc framed double glazed patio doors to rear garden.

KITCHEN/BREAKFAST ROOM 21' 8" x 9' 2" (6.6m x 2.79m) With a range of recently fitted wall and base units, modern wooden work surfaces. inset stainless

steel sink and drainer with mixer tap over. Appliance space. plumbing for washing machine/ dish washer. New laminate flooring. Wall mounted Ideal Classic boiler with adjacent control panel. Upvc framed double glazed window and matching door leading to the rear garden.

BATHROOM 6' 11" x 5' 9" (2.11m x 1.75m) With a modern recently fitted suite comprising of panelled bath, pedestal hand basin and WC. Fully tiled area. Upvc framed opaque double glazed window.

BEDROOM ONE 12' 5" x 10' 1" (3.78m x 3.07m) With Upvc framed double glazed window to rear, central heating radiator. New laminate flooring.

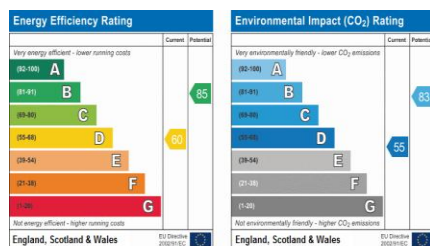
BEDROOM TWO 11' 2" x 9' 7" (3.4m x 2.92m) With Upvc framed double glazed window to front. Central heating radiator. New laminate flooring.

BEDROOM THREE 10' 6 max" x 9' 8" (3.2m x 2.95m) With Upvc framed double glazed window to the side elevation. Central heating radiator. New laminate flooring

GARDENS FRONT With attractive brick boundary wall, drive way providing off road parking and leading to single garage. Area of lawn with surrounding flower beds.

GARDENS REAR With paving stone walk way to the back and to the side. Step up to the patio area. Lawn with surrounding flower beds . Enclosed by a wooden fenced boundary.





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