



**31 Heritage Road
Castle
Donington
Derby
DE74 2YP**

**Offers In The
Region Of
£269,950**

- MOTIVATED SELLER
- VIEWING ESSENTIAL
- FAVOURED AND WELL PLACE LOCATION
- ENTRANCE HALL AND LOUNGE
- DINING KITCHEN AND UTILITY AREA
- GUEST CLOAKROOM
- THREE BEDROOMS
- EN SUITE SHOWER ROOM AND BATHROOM
- PARKING, GARDENS
- NHBC WARRANTY

GENERAL INFORMATION

THE PROPERTY

Sitting on Heritage Road on the outskirts of the charming town of Castle Donnington, this nearly new semi-detached house, built in 2022 by the reputable Miller Homes, offers a delightful blend of modern living and comfort. Spanning 818 square feet, this property is perfect for families or professionals seeking a stylish and functional home.

Upon entering, you are welcomed into a hallway with stairs off leading to a light lounge that sets the tone for the rest of the house. The open-plan dining kitchen with french doors out into the garden, complete with a useful utility area and a convenient guest cloakroom, make it ideal for both entertaining and everyday living. The contemporary design ensures that the space is both practical and inviting.

The first floor boasts a well-appointed principal bedroom, which benefits from an en suite shower room, providing a private retreat for relaxation. Additionally, there are two further bedrooms, perfect for children, guests, or even a home office, along with a superbly presented bathroom that caters to the needs of the household.





Outside, the property features a fore garden with attractive shrub borders, enhancing its curb appeal. The enclosed rear garden is a wonderful space for outdoor enjoyment, complete with a patio area for al fresco dining and a gravelled terrace, perfect for summer gatherings. To the side of the house, a driveway offers parking for two vehicles, adding to the convenience of this lovely home.

This property with its modern interiors and thoughtful layout, it is ready for you to move in and start your new chapter in Castle Donnington.

LOCATION

This newly built development offers a great location for onwards travel to Nottingham, Derby and Leicester, with excellent travel via the M1, M42, A50 and A6. East Midlands airport is a stones throw away and the charming old town of Castle Donnington offers an array of cafes,

gift shops and boutiques. There are supermarkets, doctors and dentist and schooling for all ages.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.40m max width 1.05m x 2.32m (4'7" max width 3'5" x 7'7")

Stairs off to first floor, radiator, ceiling light point and door leading through to lounge.

LOUNGE

3.57m max width x 4.44m to window (11'8" max width x 14'6" to window)

Window to the front aspect, radiator, ceiling light point, useful understairs storage cupboard and door leading through to the dining kitchen.

DINING KITCHEN

3.32m x 4.05m (10'10" x 13'3")

Has attractive wood effect flooring, French doors lead out into the rear garden and is

fitted with a range of modern base cupboards and drawers with matching wall mounted cabinets, worktops incorporate a one and a quarter stainless steel sink and side drainer and a four ring electric hob, integrated appliances include a oven, there is space for fridge freezer and a wide opening that leads through to the utility area.

UTILITY AREA

1.05m length x 1.94m (3'5" length x 6'4")

Has a window to the side aspect over looking the drive, base cupboard, the domestic hot water and central heating Baxi boiler is housed here and there is provision for an automatic washing machine, a door opens through to the guest cloakroom.

GUEST CLOAKROOM

1.07m x 1.76m (3'6" x 5'9")

Has a W.C., pedestal hand wash basin with tiled splashback, radiator, ceiling light point and extractor fan.



FIRST FLOOR

LANDING

Having loft access point, large storage cupboard and doors leading off to:

MASTER BEDROOM

3.27m x 3.13m min 3.59m max (10'8" x 10'3" min 11'9" max)

Has a window to the front aspect, radiator, ceiling light point, useful built in over stairs storage cupboard and a door leads through to the en suite shower room.

EN SUITE SHOWER ROOM

1.18m x 2.03m to rear of shower (3'10" x 6'7" to rear of shower)

Has a large shower with glazed screen, wall mounted hand wash basin with tiled splashbacks and W.C., there is an obscure window to the front aspect, radiator, ceiling light point and attractive tiled flooring and tiled surrounds.

BEDROOM TWO

3.22m to the window x 2.39m width (10'6" to the window x 7'10" width)

Has a window to the rear aspect, wood effect flooring, radiator and ceiling light point.

BEDROOM THREE

2.17m to window x 2.02m (7'1" to window x 6'7")

Is currently used as a gaming room by the current vendors, has a window to the rear aspect, radiator and ceiling light point.

FAMILY BATHROOM

1.71m width x 2.15m (5'7" width x 7'0")

Has a panelled bath with mixer taps, pedestal hand wash basin with tiled splashbacks and W.C., there are tiled flooring, tiled surrounds recessed ceiling down lights and radiator.

OUTSIDE

The property sits back off Heritage Road behind a small fore garden with herbaceous planting, there is an adjacent driveway allowing parking for several cars and a gate leads through to the fully enclosed garden which has a fence boundary with gravel patio area and paved patio ,there are herbaceous borders and lawn.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property. Please also note that no caravans are allowed to be park on the driveway.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor. There is also an estate charge of £184 per year however your solicitor will confirm this information.

COUNCIL TAX BAND

North West Leicestershire Council - Band B

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas - Mains - Scottish Power
Electric - Mains - Scottish Power
Water - Mains - Severn Trent
Sewage - Mains - Severn Trent
Broadband supplier - Virgin or Sky

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they



have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search>

[/find-your-normal-area-school.aspx](https://www.derbyshire.gov.uk/education/school-places/normal-area-school-search)

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have

not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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