Robert Ellis

look no further...







Craner Road,
Castle Donington, Derby
DE74 2SB

Price Guide £250-260,000

Freehold

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A STUNNING, NEARLY NEW THREE-BEDROOM SEMI DETACHED HOME WITH NO UPWARD CHAIN IN CASTLE DONINGTON

This beautifully finished three-bedroom semi-detached property, built just five years ago, offers a superb opportunity for buyers seeking a stylish, ready-to-move-into home presented to a high standard throughout, the property features a modern grey Shaker-style kitchen, along with well-proportioned living space ideal for contemporary living. The master bedroom benefits from its own ensuite shower room, adding a touch of luxury and convenience Externally, the home enjoys a driveway providing off-road parking and a rear enclosed garden—perfect for relaxing or entertaining. Offered to the market with no upward chain, this is an ideal purchase for those looking for a hassle-free move into a modern and beautifully maintained home.

The property is entered via a composite front door, opening into a welcoming interior with grey LVT flooring flowing throughout the ground floor. There is a fully fitted contemporary grey shaker-style kitchen, complete with integrated appliances, along with a convenient downstairs W.C. To the rear, the lounge diner overlooks the enclosed garden, featuring a patio and lawn—ideal for both relaxing and entertaining. To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom, with the master bedroom benefiting from an ensuite shower room and fitted sliding wardrobes. The property is presented in immaculate condition throughout.

Castle Donington is a vibrant village which has a number of local amenities and facilities with there being a Co-op store on the main road as you enter the village and other shopping facilities within the centre and there is also a local convenience store close to the property we are selling. There are schools for all ages within walking distance of the house, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and as well as J24 of the M1 and other major road links, East Midlands Airport and East Midlands Parkway stations are within easy reach as are other main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East and West Midlands towns and cities.





Entrance Hall
3'1 x 10'9 approx (0.94m x 3.28m approx)
Composite front door with inset glazed panel, grey LVT flooring, stairs to the first floor, double radiator and doors to:

Cloaks/w.c.
2'7 x 6'2 approx (0.79m x 1.88m approx)
Obscure UPVC double glazed window to the front, grey LVT flooring, ceiling light, low flush w.c., double radiator, pedestal wash hand basin with mixer tap.

Kitchen
7'1 x 10'1 approx (2.16m x 3.07m approx)
UPVC double glazed window to the front, grey LVT flooring, ceiling light, double radiator. Matt grey contemporary wall, drawer and base units to three walls with black roll edged work surfaces and splashback, integral dishwasher, integral AEG oven, four ring gas hob, stainless steel splashback and extractor, 1½ bowl sink and drainer with mixer tap, integral washing machine and fridge and freezer, USB sockets.

Lounge/Diner
14'3 x 16'7 approx (4.34m x 5.05m approx)
UPVC double glazed French doors opening to the rear garden, UPVC double glazed window to the rear, carpeted flooring, two ceiling lights, TV and internet points and a large understairs storage cupboard, radiator.

First Floor Landing
6'3 x 8'7 approx (1.91m x 2.62m approx)
Grey carpeted flooring, ceiling light, loft access hatch, large airing/storage cupboard and doors to:

Bedroom 1
10' x 11'1 approx (3.05m x 3.38m approx)
UPVC double glazed window to the front, grey carpeted flooring, double radiator, built-in wardrobe with rail and shelves, ceiling light, built-in storage cupboard and door to:

En-Suite
6'4 x 4'8 approx (1.93m x 1.42m approx)
Obscure UPVC double glazed window to the front, vinyl flooring, low flush w.c., LED ceiling lights, pedestal wash hand basin with mixer tap, enclosed corner shower unit with grey tiled splashbacks, rainwater shower head and hand held shower.

Bedroom 2
UPVC double glazed window to the rear, grey carpeted flooring, ceiling light and a radiator.

Bedroom 3
6'3 x 7'2 approx (1.91m x 2.18m approx)
UPVC double glazed window to the rear, grey carpeted flooring, radiator, TV point and ceiling light.

Bathroom
5'2 x 7'4 approx (1.57m x 2.24m approx)
LED ceiling light, vinyl flooring, chrome towel radiator, low flush w.c., pedestal wash hand basin with mixer tap, panelled bath with rainwater shower head and hand held shower over and glazed screen.

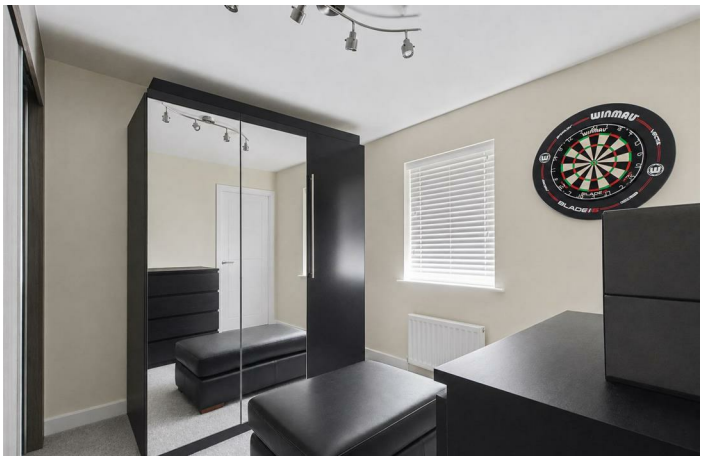
Outside
There is a garden to the rear having a patio area, lawned garden and fully enclosed with fencing.

Directions
Proceed out of Long Eaton along Tamworth Road and through Sawley in the direction of Castle Donington. On entering Castle Donington proceed on Station Road which becomes Bond Gate and at the traffic lights turn right onto Park Lane, continue for some distance and turn left onto Craner Road.
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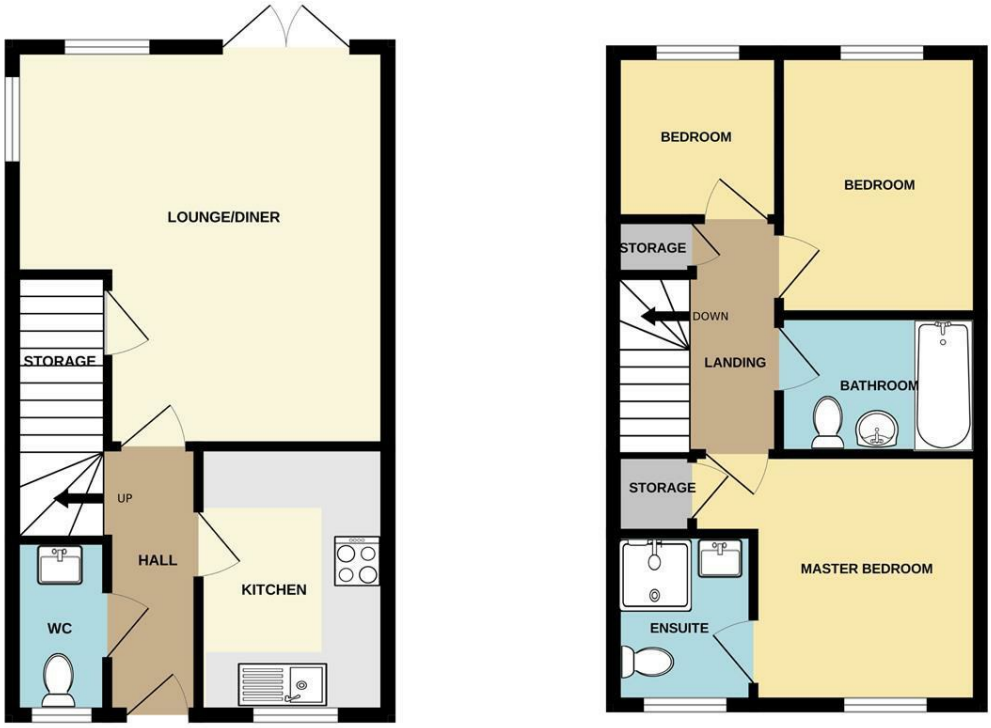
Agents Notes
There are AI photos on this property.

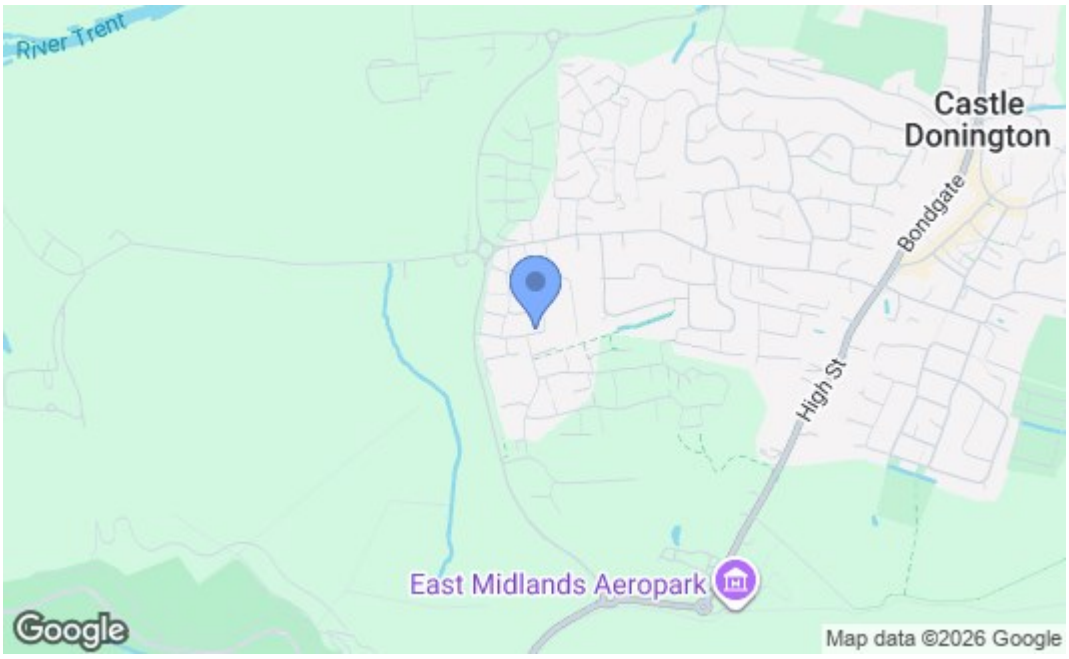
Council Tax
North West Leicestershire Band C

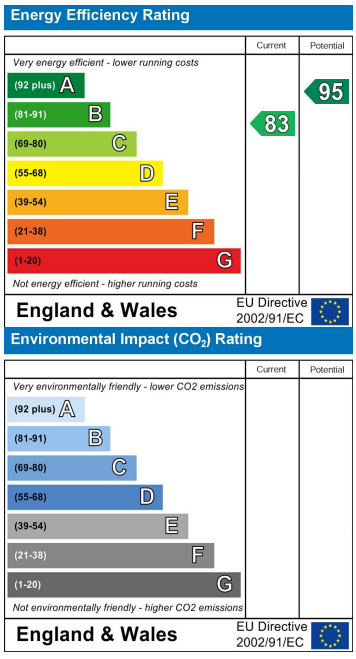
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 30mbps Superfast 1mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, Three, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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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