ABODE
SALES & LETTINGS

Heritage Road, Castle Donington, Derbyshire, DE74 2YR

£390,000

https://www.abodemidlands.co.uk/

**** STUNNING FOUR BEDROOM FAMILY HOME IN A PERFECT POSITION **** This impressive modern detached property is located in a quiet position in the sought after village of Castle Donington. In brief the property offers a hallway, guest cloakroom, lounge with air conditioning unit and a fitted dining kitchen with doors onto the garden. Four good size bedrooms, ensuite shower room and a family bathroom. Landscaped garden and a drive with EV charging point down to a single garage. The property is offered for sale with no upward chain.

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HALL
Entrance door into hall, stairs to the first floor, storage cupboard, radiator and doors to -

CLOAKROOM
Low flush wc, wash hand basin, upvc double glazed window and a radiator.

LOUNGE
Upvc double glazed window to the front, two radiators and an air conditioning unit.

KITCHEN DINER
Fitted wall mounted, base and drawer units with sink and drainer unit. Fitted electric oven with gas hob and extractor hob, integrated fridge freezer, washing machine and dishwasher. Upvc double glazed window and double doors onto the garden and a radiator.

FIRST FLOOR LANDING
Airing cupboard, loft access and upvc double glazed window.

BEDROOM 1
Upvc double glazed window, wardrobes and a radiator.

EN SUITE
Enclosed double shower, low flush wc, wash hand basin, upvc double glazed window and a ladder style radiator.

BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.

BEDROOM 4
Upvc double glazed window and a radiator.

BATHROOM
Panel enclosed bath with a shower screen and shower over, low flush wc , wash hand basin, ladder style radiator and a upvc double glazed window.

OUTSIDE
Long drive down to a single garage with up and over door. Side gated access to the enclosed rear garden offering a paved seating area and a lawn.

NOTE
The is an annual management charge for the green spaces approx £140 per annum.

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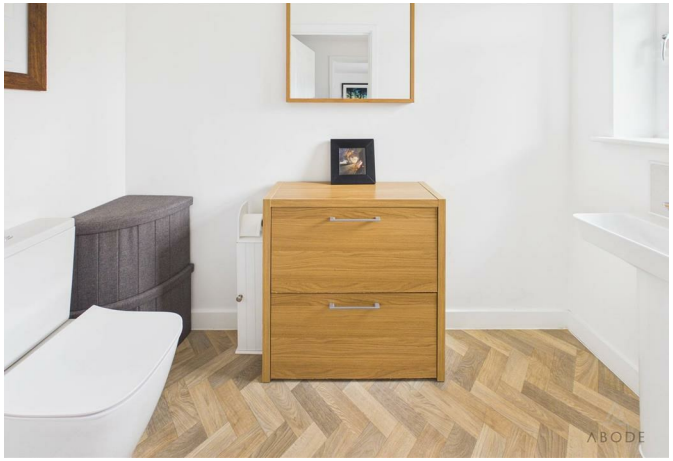
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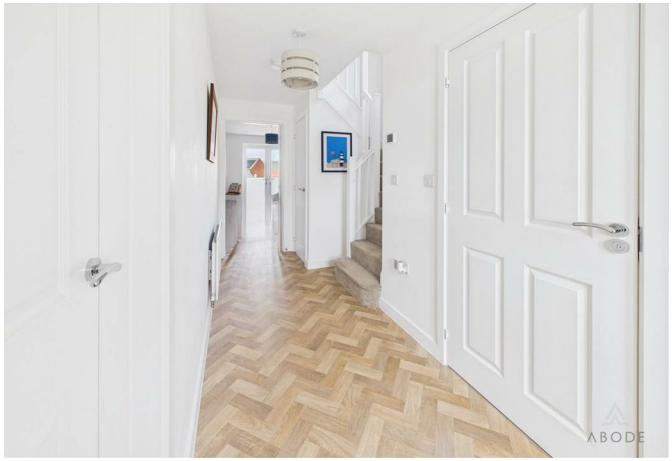
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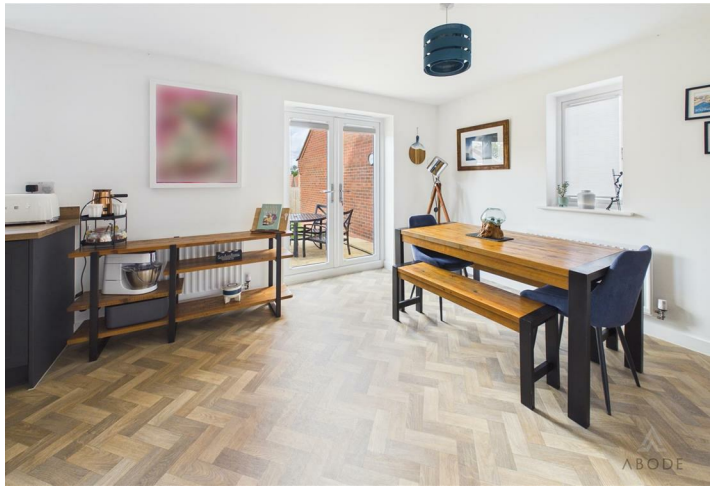
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AML Disclaimer - Derby/Swadlincote Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Derby/Swadlincote Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

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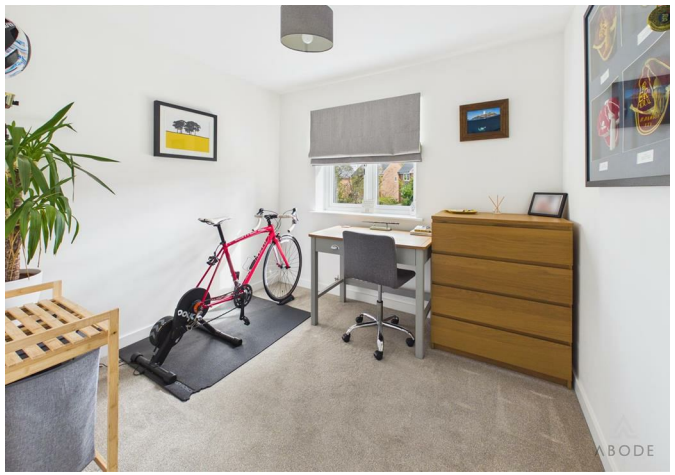
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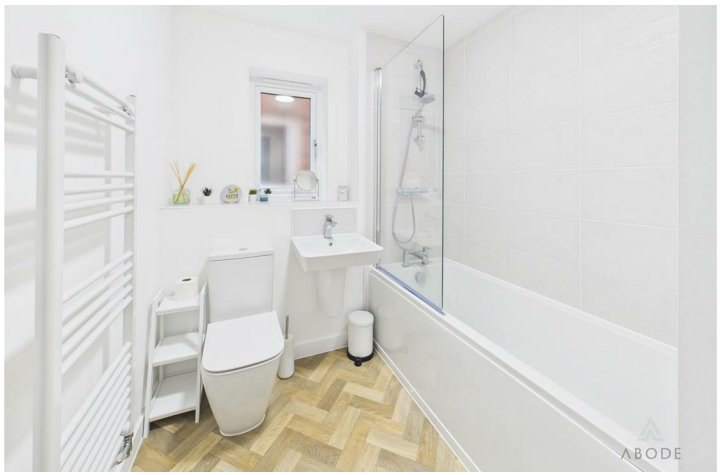
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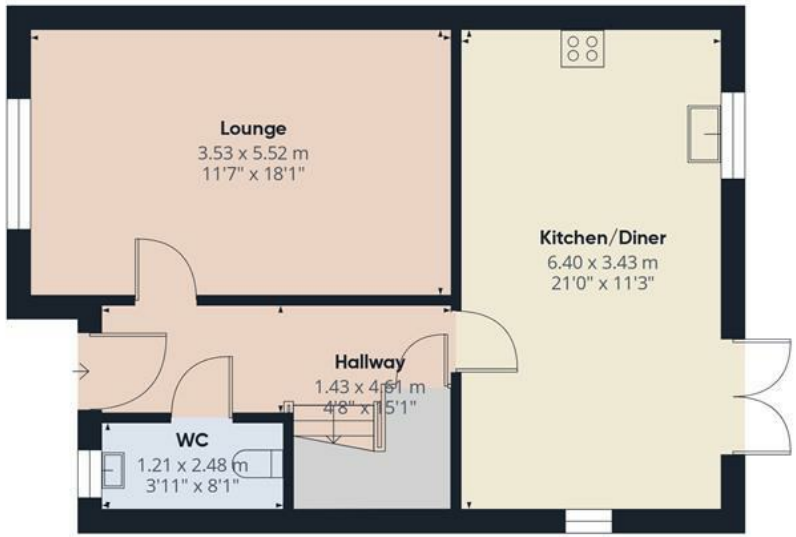
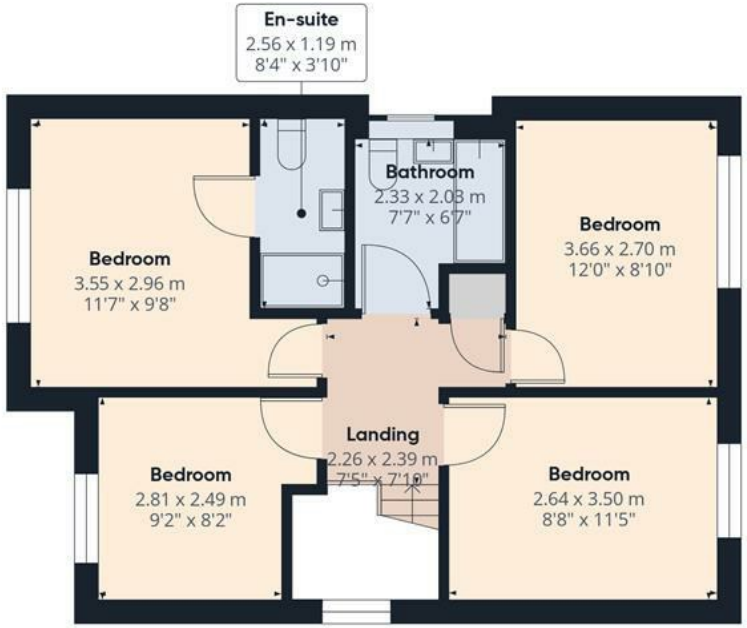


Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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Approximate total area(1)

122.9 m²

1321 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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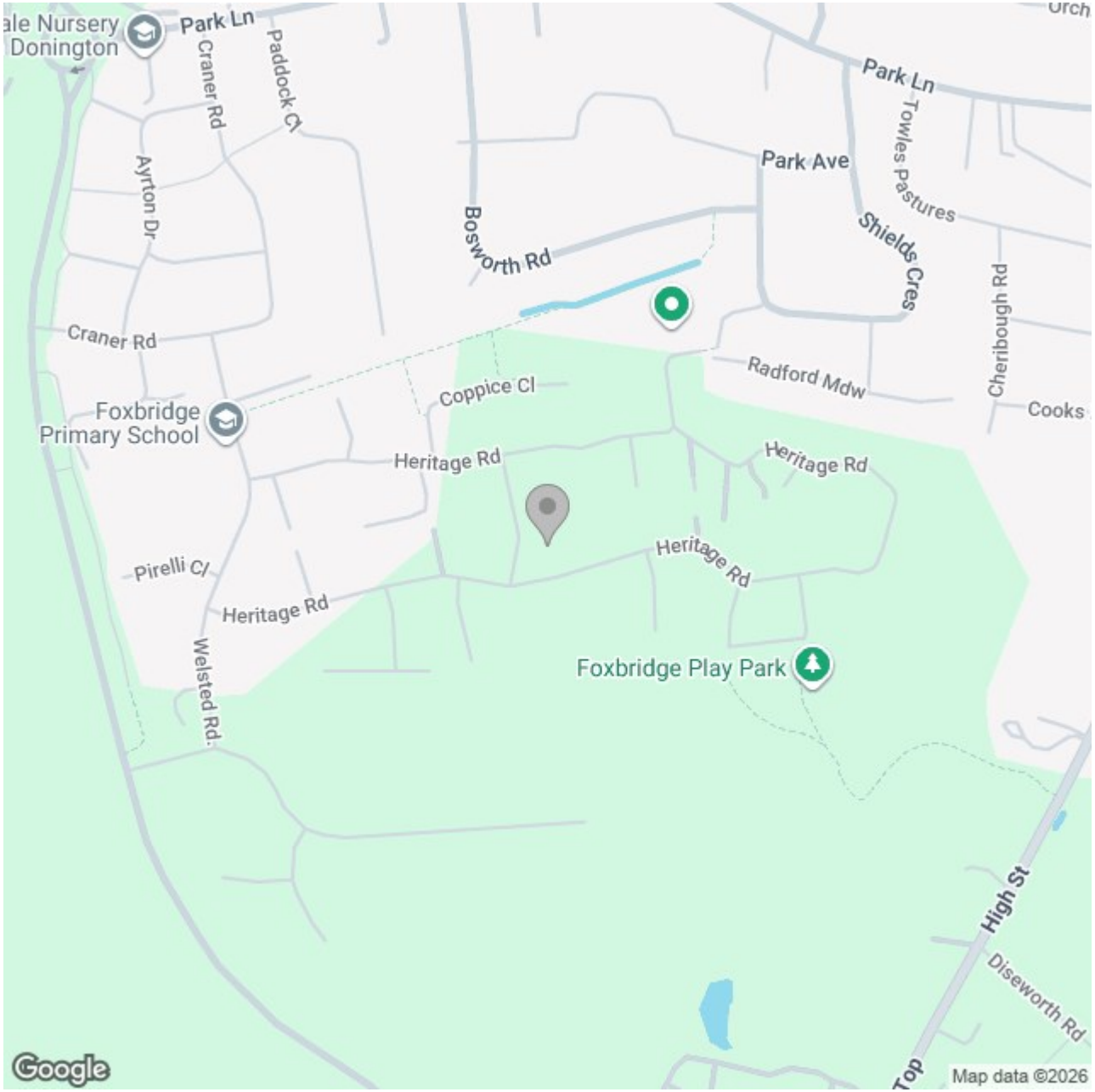

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