



Lamplight Way, Castle Gresley, DE11 9HA

£245,000



**Lamplight Way, Castle Gresley, DE11  
9HA  
£245,000**

Set in a modern development, this home is beautifully presented and especially well sized for a three-bedroom semi. The property is ideal for families, first-time buyers or second steppers. Designed with a spacious and functional layout, the property offers stylish accommodation throughout.

The Manorfields Development has its own brand-new Aldi store for convenience, and the area has fantastic transport links for the M42, A444, A38, A50, and is near to the town centres of Swadlincote Ashby-de-la-Zouch, and Burton on Trent.

**ACCOMMODATION IN DETAIL:**

Hallway - 6'3" x 4'10" (1.93m x 1.49m) Upon entering, the welcoming hallway is fitted with karndeans herringbone LVT flooring, which seamlessly flows through the whole of downstairs.

Lounge - 15'11" x 12'7" (4.86m x 3.85m) The lounge is especially large, and lots of natural light flows in through the window to the front elevation and opening into the kitchen diner. An under-stairs storage cupboard adds practicality, and the neutral yet bold décor and panelled wall compliment the karndeans flooring which flows into the:

Kitchen Diner - 11'1" x 15'4" (3.39m x 4.70m) The stunning open-plan kitchen/diner is designed for both functionality and style, featuring a stylish island breakfast bar, and a range of modern wall and base units, complemented by sleek walnut-block effect worktops. There is space for an American fridge freezer, an integrated dishwasher, as well as integrated



oven, gas hob and cooker hood. French doors open onto the rear garden, bringing the outdoor in, and a further door leads to the:

Utility Room - 5'10" x 5'11" (1.78m x 1.82m) Adjacent to the kitchen, a separate utility room provides additional storage and laundry space, room for both a washer and dryer, with access to the rear garden and the:

W/C - 3'3" x 5'11" (1.00m x 1.81m) A convenient downstairs W/C is located off the utility, complete with a modern two-piece suite.

Up to the first floor you are met by the:

Landing - 4'1" x 7'2" (1.25m x 2.19m) Leading to the:

Master Bedroom - 12'5" x 12'8" (3.78m x 3.87m) The master bedroom is perfectly shaped to house furniture and logistical space. The stand-out feature is the floor to ceiling window to the front elevation. The room benefits from fitted wardrobes, a separate storage cupboard and its own:

En-Suite - 6'3" x 5'10" (1.91m x 1.80m) Equipped with a contemporary three-piece suite, comprising a shower cubicle with rainforest shower, low-level W/C, and wash basin.

Bedroom Two - 10'3" x 8'11" (3.12m x 2.73m) A spacious double bedroom with ample space for free-standing furniture, enjoying views over the rear garden, plush carpets and neutral decor.

Bedroom Three - 11'3" x 6'3" (3.43m x 1.92m) A well-proportioned single bedroom, perfect as a child's room, home office, or guest space. Again, there is views over the rear garden, plush carpets and neutral decor.

Family Bathroom - 6'0" x 5'5" (1.85m x 1.67m) Finished to a high standard, featuring a white three-piece suite with a panelled bath, overhead shower, and glass screen. High-quality vinyl flooring enhances the stylish yet practical design.

Outside Rear: The property boasts an especially large landscaped rear garden with insulated log cabin with power and wired internet, recently used as a home office. There are 2 further sheds, as well as paved, decorative stoned and lawned areas. Sleeper borders complete the garden which is not overlooked to the rear.

Outside Front: There is a well-maintained front garden and off-road parking for 5 cars comfortably.

Location: Located in the popular village of Castle Gresley, the property benefits from excellent transport links via the A444 and A511, connecting to Burton upon Trent, Ashby de la Zouch, and the M42 for easy access to Birmingham and beyond.

Additional Information:

- Tenure: Freehold
- EPC Rating: B
- Council Tax Band: C
- Local Authority Area: South Derbyshire

PLEASE NOTE THAT THIS PROPERTY IS OWNED BY A REPRESENTATIVE OF OPEN HOUSE BURTON AND SWADLINCOTE

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the





statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

**\*\*Money Laundering Regulations 2003:\*\***

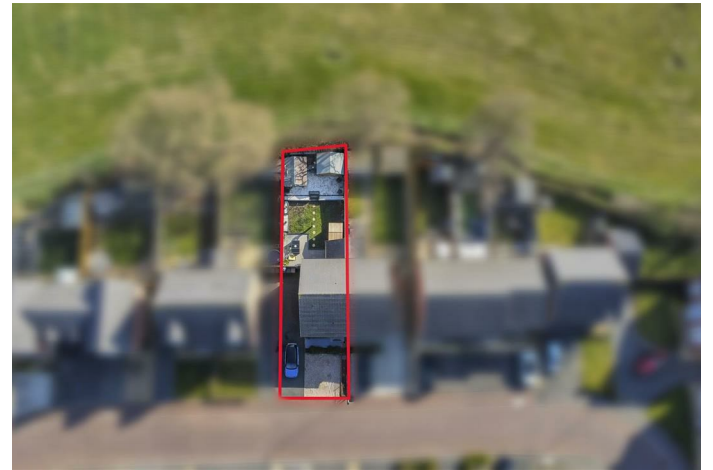
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

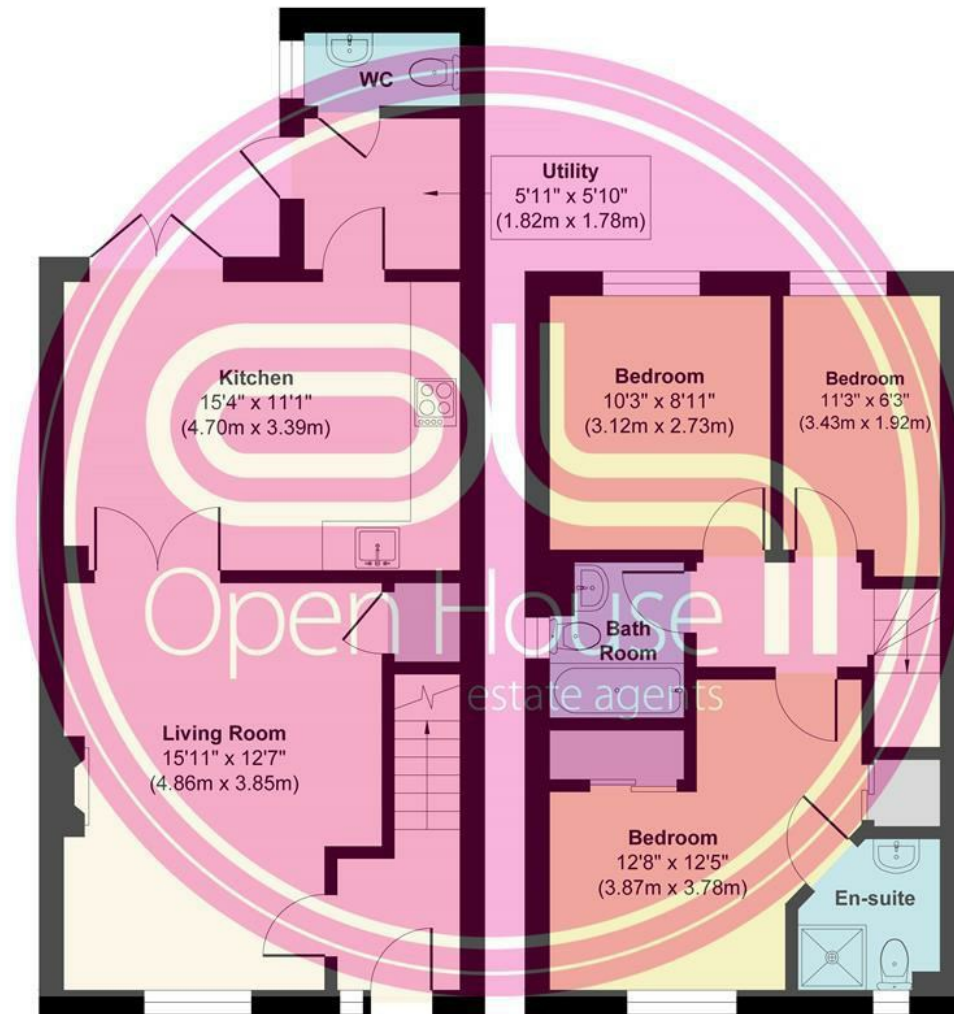
**\*\*Floorplans:\*\***

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









Ground Floor  
 Approximate Floor Area  
 517 sq. ft  
 ( 48.01 sq.m)

First Floor  
 Approximate Floor Area  
 431 sq. ft  
 (40.00 sq.m)


**Approx. Gross Internal Floor Area 947 sq. ft / 88.01 sq. m**

Illustration for identification purposes only, measurements approximate and not to scale, unauthorised reproduction is prohibited.

Produced by [designimperial.com](http://designimperial.com)

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

South Derbyshire

### TENURE

Freehold

### COUNCIL TAX BAND

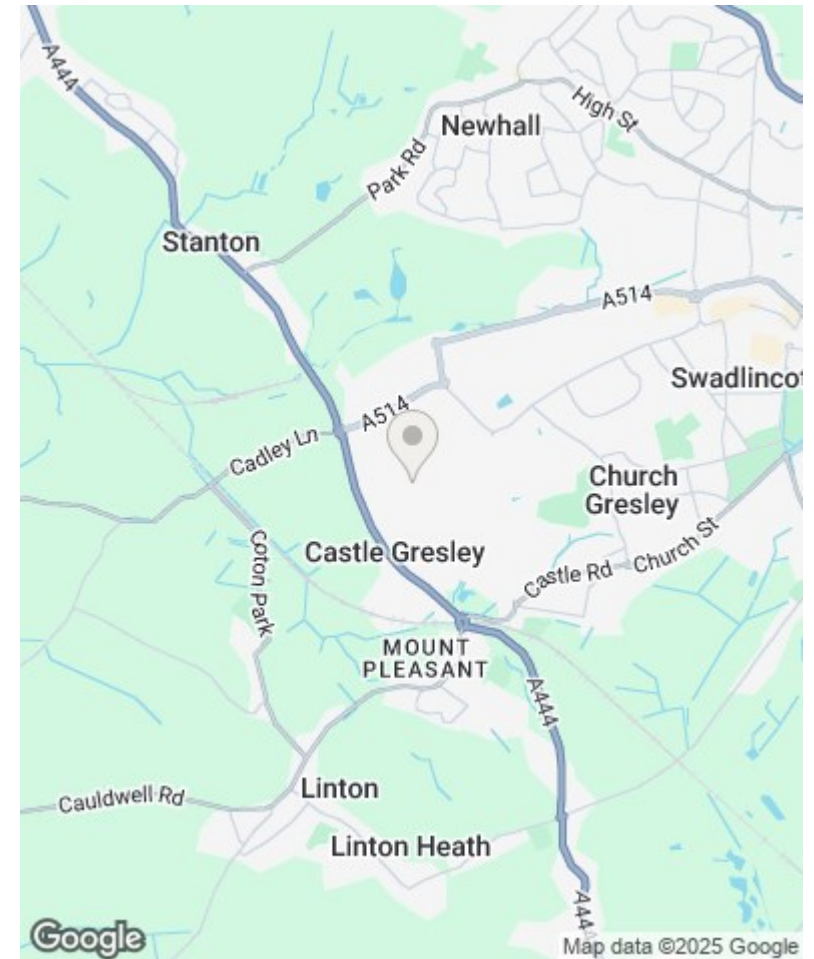
C

### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- 1000sqft Three-bedroom semi-detached home
- Karndean herringbone flooring throughout the ground floor
- Log cabin with wired internet and insulated
- Largest garden on the street
- Not overlooked
- Parking for 5 cars
- Separate utility room
- Island kitchen
- Master with en-suite
- Two further generous bedrooms



31 West Street, Swadlincote, DE11 9DN

Tel: (01283) 240632

Email: [BurtonSwad@localagent.co.uk](mailto:BurtonSwad@localagent.co.uk)

[www.openhouselocal.co.uk](http://www.openhouselocal.co.uk)