



ABODE
SALES & LETTINGS

SPITTAL RISE

CASTLE DONINGTON | DE74





INTRODUCTION

Spittal Rise in Castle Donington

A selection of individually designed contemporary homes by ICON. Completed to a high specification, with prices starting from £650,000.

Having quality fitted kitchens, premium units and quartz worktop. Complimented by a full range of NEFF appliances.

Bedrooms are spacious, many enjoying vaulted ceilings giving a feeling of space. Bathrooms have Roca sanitary ware with chrome fittings and quality tiling. Doors are in oak, with matching oak and glazed staircases. Media room including integrated media plate

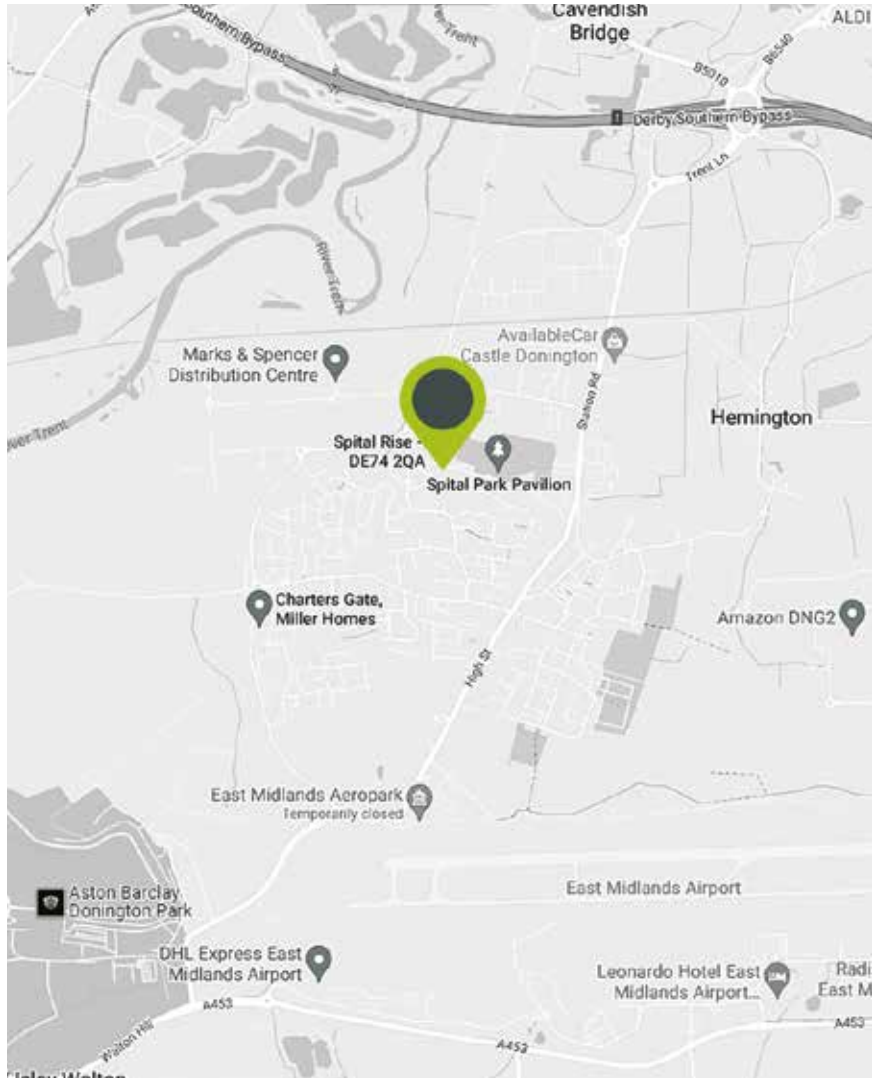
For full details or to find out more about these incredible homes please contact Abode estate agents today.



VIEW PROPERTY VIDEO

To view a video of the property please scan the QR code with your phone.

LOCATION



Castle Donington is a highly sought after market town located within North West Leicestershire and conveniently positioned for road, rail and air Links with East Midlands Airport, East Midlands Parkway and the M1 Motorway all within 10 mins of the property. Industry and employment within the area is strong, and there are a number of highly regarded after schools for children of all ages.

SITE PLAN



SPECIFICATION

KITCHEN

- Choice of fully fitted kitchen style and colour with premium quartz worktops
- Neff stainless steel double oven
- Neff second oven/microwave combination/grill
- Neff 75cm 5 burner gas hob
- Neff Chimney cooker hood
- Neff integrated full size dishwasher
- Neff integrated fridge freezer
- 1 ½ bowl composite sink with mixer tap and drainer
- Induction hob option available at extra cost
- Quooker hot water tap option at extra cost

BATHROOM, ENSUITE AND CLOAKROOM

- Standard contemporary Roca (GAP style) white sanitaryware with (Hansgrohe) chrome fittings
- Roca (GAP style) white toilet with soft closer seat
- Shower cubicles with thermostatic shower, 1500mm shower tray with clear glass chrome frame enclosure
- Tiling to perimeter of bath in ensuite bathroom approximately 400mm above the bath
- Splash back tiling to all wash basins
- Choice of full height tiling to ensuite and bathroom shower areas
- Shaver points
- Vanity units available at extra cost
- Extractor fans to all bathrooms and ensuites

ELECTRICS

- Integrated ceiling spotlights in bathroom, kitchen, ensuite and cloakroom with white frame
- White pendant lights to all other rooms
- TV and BT points CAT 6 wiring to Lounge, Media, Bedroom One and ground floor Office
- Full Fibre Broadband
- Brushed chrome switch plate and sockets
- Hardwired smoke alarms and battery operated carbon monoxide detector
- Power and lighting to garages
- Remote control operated electric garage doors
- Media room including integrated media plate with TV /AV & HDMI outlet

HEATING

- Gas A rated energy efficient boiler
- Honeywell 7 day programmable digital thermostat control to each heating zone (heating zone on each floor)
- White radiators with thermostatic radiator valves
- Chrome heated towel rails in bathroom and ensuite

INTERNAL FINISHES

- Oak or White wooden finished internal doors with brushed handles
- Staircase with Oak and tempered glass panels
- Internal Woodwork in white satin finish
- 5-inch white square profile with single V groove skirting and architrave
- Walls in white emulsion
- Ceiling flush smooth in white emulsion
- Carpets and flooring through option extra cost
- Fitted wardrobes option extra cost

EXTERNAL

- Composite wooden effect main entrance door with multipoint locking system
- Grey 7016 aluminium bi-fold to kitchen / living area
- Grey 7016 PVC flush casement windows with casement doors with multipoint locking systems
- External light to front with PIR and dusk to dawn sensor
- Block paved driveways
- Decking (4.8m from rear of house) in grey composite
- Outdoor tap to rear garden
- Turfing and fencing
- Balcony grey composite decking, grey metal handrail and balustrades
- Oak handrail to match front door on balcony
- Double power socket to rear outdoor wall

N.B The developer Icon reserves the right to vary specification on certain house types please ask for further information, or to confirm specification on individual properties. Specification supplied by ICON homes.





THE SENNA - PLOT 3, 4 & 12





THE SENNA - DESCRIPTION

"The Senna" is a detached house set out over three floors, affording over 2600 sq ft of high specification and well laid out interior, with a stylish and contemporary finish. Internally the accommodation comprises of spacious reception hallway, study/bedroom 5 and large cinema room which could be used as a media space or home office, Useful internal access to the double garage.

On the first floor there is a vaulted ceiling to living area, high specification kitchen/dining room with a selection of sleek, modern, contemporary, handleless kitchens with a choice of door finishes and Quartz worktops. All NEFF® appliances including Single Oven, Built-in Microwave, Hob with Angled Chimney Extractor fan and Siemens® Integral Fridge Freezer and Smeg® Dishwasher. Utility room leading to cloakroom, Bedroom 4 with ensuite.

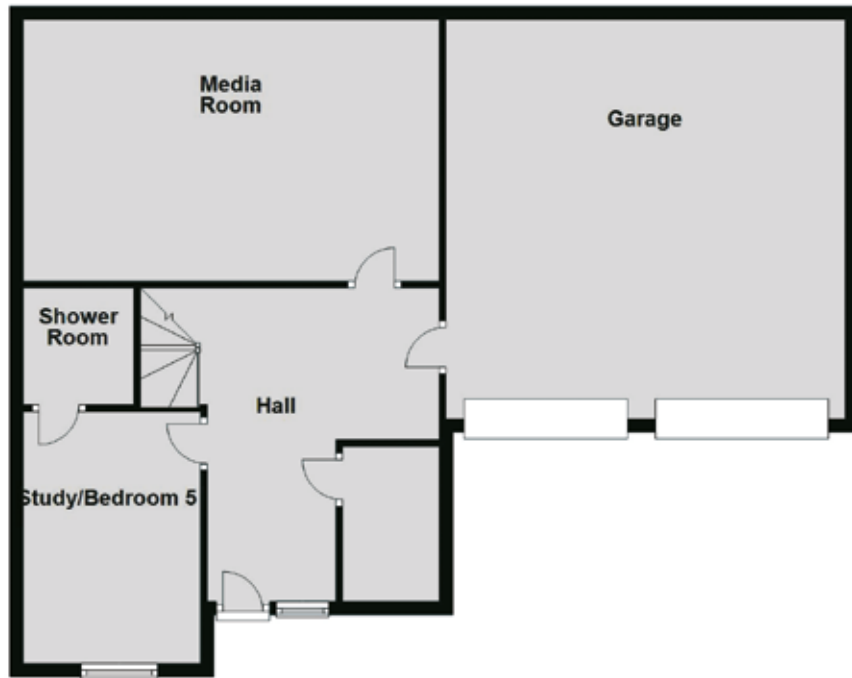
On the second floor there are three bedrooms including the master with en-suite and two further bedrooms served by a bathroom. All bathrooms having White Roca® fittings, towel rails and walk in showers where specified.

All homes come with a generously proportioned rear garden featuring a composite decking feature and terrace and optional veranda to the rear. The front of the properties includes wall mounted lighting and entrances to garaging.

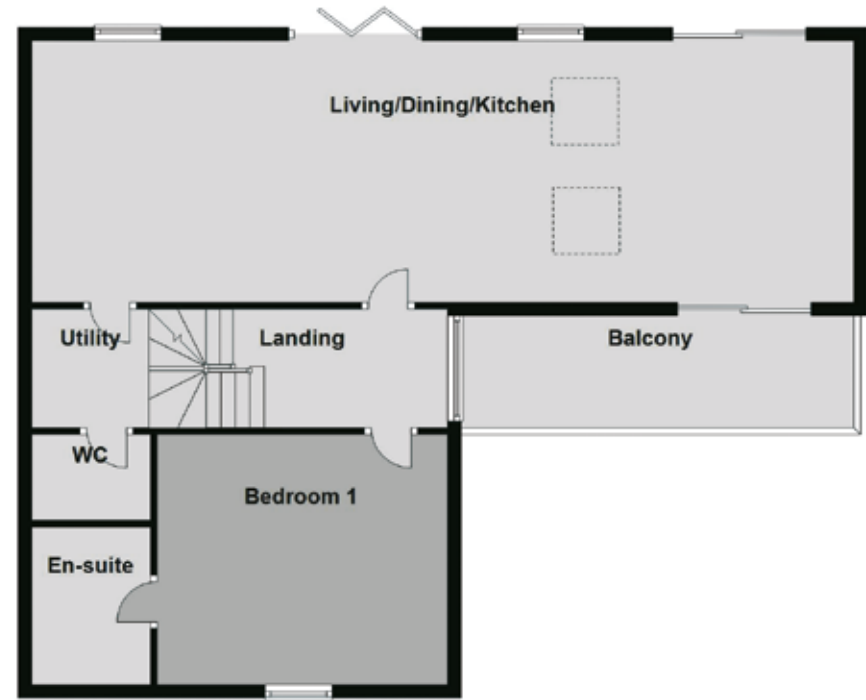


THE SENNA - FLOOR PLANS

GROUND FLOOR



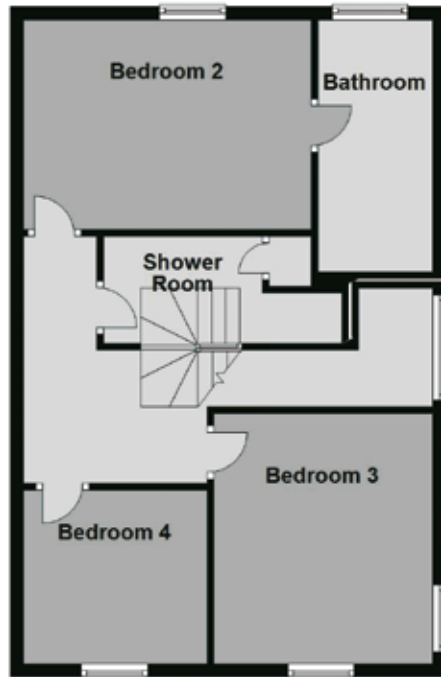
FIRST FLOOR



Total area: approx. 695.2 sq. metres (2,600.0 sq. feet)

Please use as a guide layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxeter-Ashbourne. Plan produced using PlanUp.

SECOND FLOOR



MEASUREMENTS

(Measurements in Feet & Inches)

THE SENNA - Square Foot: 2,600sqft (excl garage)	
ENTRANCE HALL	
GARAGE	19' 6" x 19' 8" (5.95m x 6m)
MEDIA ROOM	12' 2" x 19' 8" (3.7m x 6m)
BEDROOM 1	10' 2" x 12' 8" (3.1m x 3.86m)
BEDROOM 1 EN SUITE	6' 7" x 6' 4" (2m x 1.94m)
STORAGE	3' 9" x 7' 3" (1.15m x 2.2m)
FIRST FLOOR	
BEDROOM 2	11' 8" x 12' 8" (3.55m x 3.86m)
BEDROOM 2 EN SUITE	5' 7" x 7' 7" (1.7m x 2.3m)
WC	4' 9" x 5' 7" (1.46m x 1.7m)
UTILITY ROOM	6' 4" x 6' 7" (1.94m x 2m)
KITCHEN-DINING-LIVING	40' 2" x 12' 8" (12.25m x 3.86m)
SECOND FLOOR	
BEDROOM 3	12' 2" x 11' 6" (3.7m x 3.5m)
BEDROOM 3 EN SUITE	5' 7" x 12' 8" (1.69m x 3.86m)
BEDROOM 4	8' 10" x 9' 4" (2.7m x 2.85m)
BEDROOM 5	10' 0" x 10' 6" (3.05m x 3.2m)
BATHROOM	5' 9" x 12' 0" (1.75m x 3.65m)

INCLUDES:

- Brand New Home
- Over 2600 sq ft
- Five Bedrooms
- Three Bathrooms
- High Spec Finish
- Cinema Room
- Double Garage
- Contemporary Style



THE HILL - PLOT 6, 7 & 13





THE HILL - DESCRIPTION

"The Hill" is a contemporary design detached house set out over three floors, affording over 1552 sq ft of high specification and well laid out interior, with a stylish finish. Internally the accommodation comprises of Entrance Hallway, along with a Bedroom 4/home office with En-Suite, Utility Room and double garage with internal access.

To the first floor the accommodation comprises open plan Kitchen/Dining Room with a selection of sleek, modern, contemporary, handleless kitchens with a choice of door finishes and Quartz worktops. All NEFF® appliances including Single Oven, Built-in Microwave, Hob with Angled Chimney Extractor fan and Siemens® Integral Fridge Freezer and Smeg® Dishwasher with bi-folding doors leading out on to the terrace, along with a triple aspect Lounge with French doors leading out to the South facing enclosed rear garden, a WC is also available to this floor!

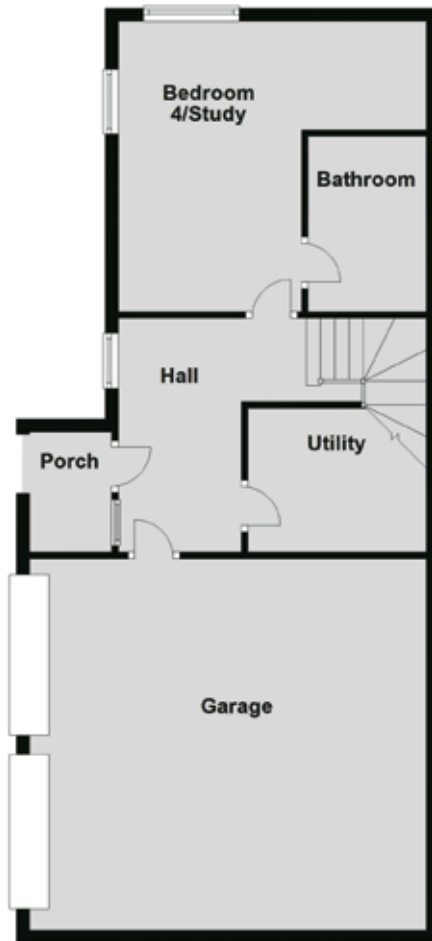
To the second floor there is a generous landing leading to Three Bedrooms and a Family Bathroom, there is also an En Suite to the primary bedroom.

Outside there is ample parking, enclosed rear garden mainly laid to lawn with sun deck.

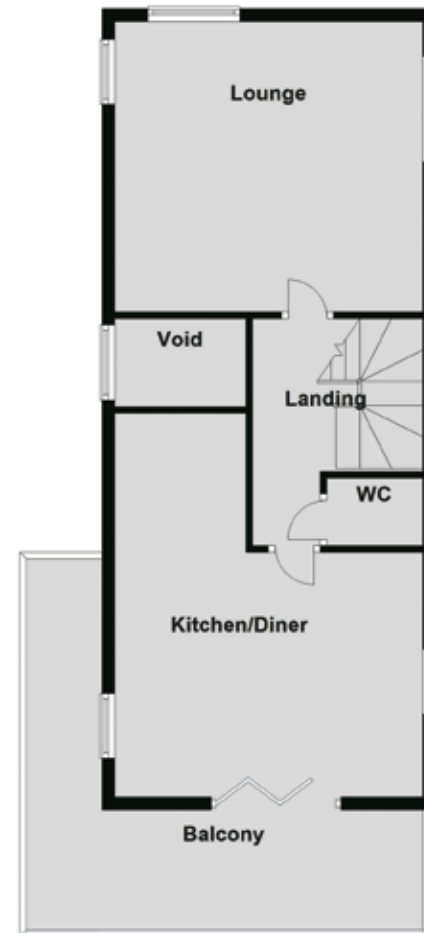


THE HILL - FLOOR PLANS

GROUND FLOOR



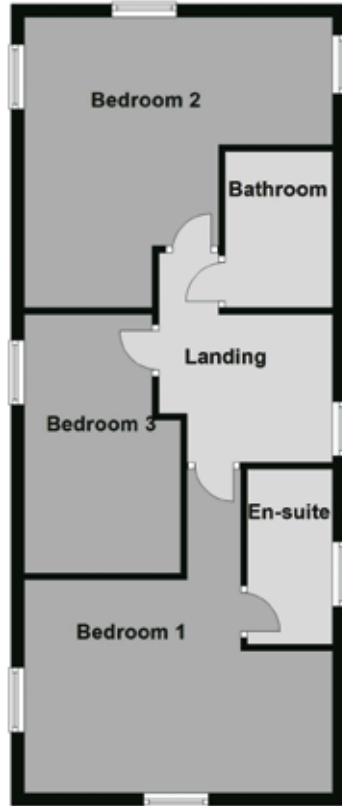
FIRST FLOOR



Total area: approx. 144.1 sq. metres (1,552.0 sq. feet)

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SECOND FLOOR



MEASUREMENTS

(Measurements in Feet & Inches)

THE HILL - Square Foot: 1,552sqft (excl garage)	
ENTRANCE HALL	
UTILITY ROOM	8' 0" x 7' 5" (2.44m x 2.26m)
BEDROOM 4/STUDY	15' 8" x 12' 11" (4.78m x 3.94m)
EN SUITE BATHROOM	7' 8" x 5' 8" (2.34m x 1.73m)
DOUBLE GARAGE	20' 8" x 19' 10" (6.3m x 6.05m)
FIRST FLOOR	
FIRST FLOOR LANDING	
KITCHEN	8' 1" x 7' 4" (2.46m x 2.24m)
DINING ROOM	15' 8" x 9' 10" (4.78m x 3m)
WC	4' 11" x 4' 9" (1.5m x 1.45m)
LOUNGE	15' 8" x 13' 1" (4.78m x 3.99m)
SECOND FLOOR	
SECOND FLOOR LANDING	
BEDROOM 1	15' 8" x 10' 0" (4.78m x 3.05m)
EN SUITE SHOWER ROOM	7' 10" x 4' 1" (2.39m x 1.24m)
BEDROOM 2	15' 8" x 10' 0" (4.78m x 3.05m)
FAMILY BATHROOM	7' 1" x 5' 6" (2.16m x 1.68m)
BEDROOM 3	13' 1" x 7' 8" (3.99m x 2.34m)

INCLUDES:

- Oak staircase with tempered glass balustrade
- Versatile Living Spaces
- 4 Double Bedrooms
- Terrace & Lawned Garden
- Stunning Brand New Home
- Three Storey
- Triple Aspect Living Room
- Garage
- Stylish Design



THE STEWART - PLOT 10 & 11





THE STEWART - DESCRIPTION

"The Stewart" is a 1735 sq ft detached house set out over three floors, with a stylish and unique contemporary design and finish.

Internally the accommodation comprises of Reception Hallway with internal access to an oversized single garage, guest bedroom suite with en-suite shower room, media room/study/home office, first floor landing, cloakroom, dining kitchen with modern, contemporary, handleless kitchens with a choice of door finishes and Quartz worktops.

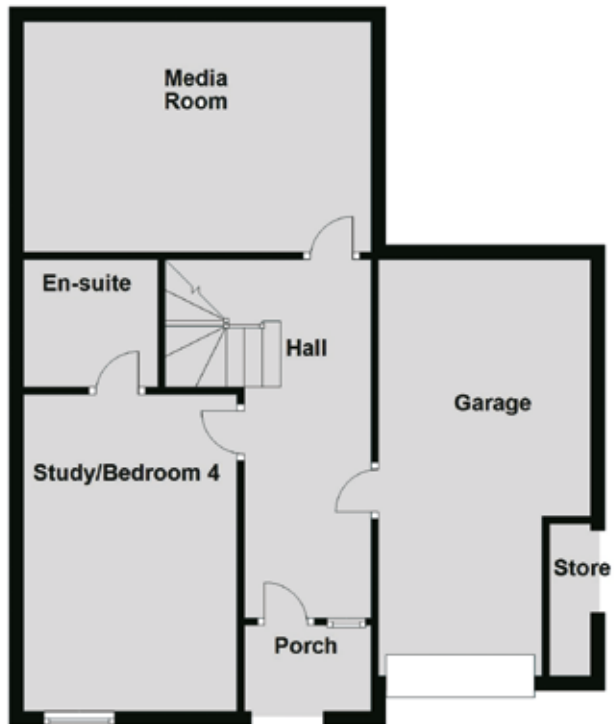
All NEFF® appliances including Single Oven, Built-in Microwave, Hob with Angled Chimney Extractor fan and Siemens® Integral Fridge Freezer and Smeg® Dishwasher with bi-folding doors leading out on to the terrace, Living room with bay and dual aspect, second floor landing leading to three bedrooms with master having en-suite and the other two serviced by a family bathroom.

Outside there is ample parking a rear terrace and lawned garden.

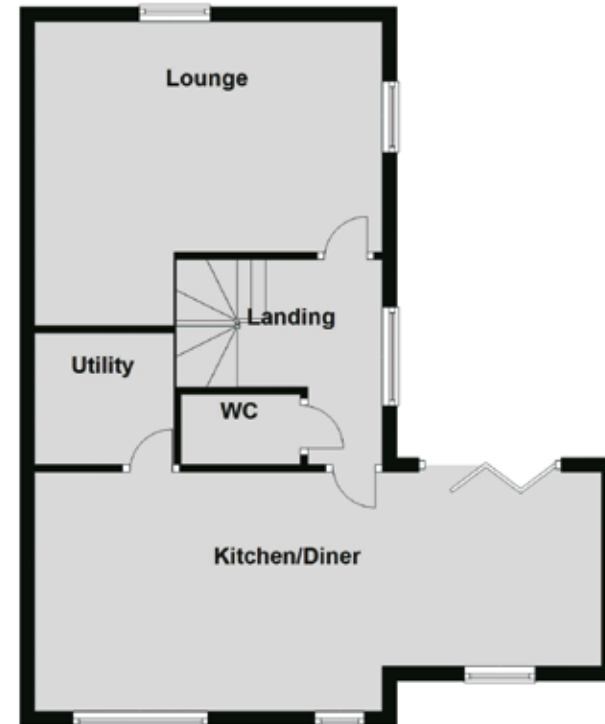


THE STEWART - FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



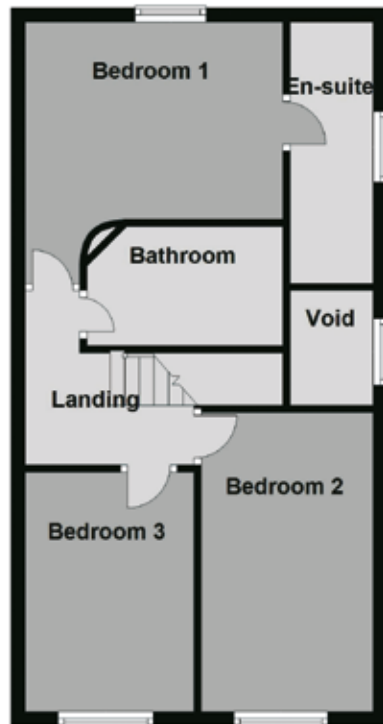
Total area: approx. 161.1 sq. metres (1,735.0 sq. feet)

Please use as a guide layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxeter-Ashbourne. Plan produced using PlanUp.

MEASUREMENTS

(Measurements in Feet & Inches)

SECOND FLOOR



THE STEWART - Square Foot: 1735sqft (excl. garage)

ENTRANCE HALL	
MEDIA ROOM	16' 10" x 10' 7" (5.13m x 3.23m)
BEDROOM 4/STUDY	14' 7" x 9' 10" (4.45m x 3m)
EN SUITE	6' 3" x 6' 6" (1.9m x 1.98m)
FIRST FLOOR	
FIRST FLOOR LANDING	
KITCHEN/DINING	30' 6" x 11' 1" (9.3m x 3.38m)
UTILITY ROOM	6' 6" x 6' 2" (1.98m x 1.88m)
WC	3' 1" x 5' 10" (0.94m x 1.78m)
LIVING ROOM	10' 11" x 16' 10" (3.33m x 5.13m)
STORAGE	6' 2" x 3' 1" (1.88m x 0.94m)
SECOND FLOOR	
SECOND FLOOR LANDING	
BEDROOM 1	8' 6" x 12' 9" (2.6m x 3.89m)
EN SUITE SHOWER ROOM	10' 11" x 3' 9" (3.33m x 1.14m)
BEDROOM 2	14' 7" x 7' 2" (4.45m x 2.18m)
BEDROOM 3	11' 1" x 9' 4" (3.38m x 2.84m)
BATHROOM	8' 7" x 5' 6" (2.62m x 1.68m)
OUTSIDE	
INTEGRAL GARAGE	20' 0" x 9' 8" (6.1m x 2.95m)

INCLUDES:

- 1,735 sq ft
- Stylish Contemporary Design
- Versatile Living Spaces
- Three Storey
- 4 Bedrooms
- Media Room
- High Specification
- Oversized Single Garage



Sonia Bettridge

- Director

OUR BURTON TEAM

“Our local estate agents specialise in the sale and rental of property in and around the Burton area.

We have the best of both world’s with local coverage via our window display in the town centre, a locally based experienced team all backed up by a regional office with over 15 estate agents ready to take your call”.

- Sonia



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