



19 Argonaut Avenue
, Castle Donington, DE74 2UX

Offers Around £345,000



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Property & Location

Immaculately presented detached family property built to an attractive specification by Bloor Homes. Situated in a cul de sac setting the property includes entrance hall with guest cloakroom, lounge, impressive dining kitchen, four bedrooms (master with en-suite) and bathroom. Detached garage and parking for a number of vehicles.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service.

Accommodation

Entrance Hallway

A spacious hallway having a handy storage cupboard and offering access to the downstairs cloakroom, wooden flooring and access to Lounge and Kitchen/Dining space.

Guest Cloakroom

Having W/C and hand basin. gas central heating radiator and extractor fan.

Lounge

Having uPVC window to front aspect, bay window to side aspect, carpeted flooring and central heating radiator.

Kitchen/Dining/Family space

Having uPVC window and French doors to the enclosed rear garden, wood effect wall, drawer and base units with complimenting worktops, inbuilt dishwasher, double electric oven, electric hob, sink with mixer tap over. plumbing for washing machine and gas central heating radiator.

There is an open plan space for Dining/Family use and seating area.

First Floor

Landing

Having storage cupboard and access to loft.

Master Bedroom

With uPVC window to the rear and side elevation, gas central heating radiator and fitted double mirrored wardrobes.

En-suite

Having shower cubicle, pedestal sink, W.C, heated towel rail, extractor fan and ceiling spotlights.

Bedroom Two

Having uPVC window to the rear elevation and gas central heating radiator.

Bedroom Three

Having uPVC window to the front elevation and gas central heating radiator.

Bedroom Four

Having uPVC window to the front elevation and gas central heating radiator.

Family Bathroom

Having a contemporary suite of panelled bath with shower attachment over, wash hand basin, W.C, wall mounted heated towel rail and ceiling spotlights.

Outside Front

With gravelled borders and steps leading to a composite front door.

Outside Rear

Having a patio seating area, mainly lawn with side access and privately fenced.

Garage

Accessed from the back of the property, single detached garage with driveway for parking.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as

approximate measurements.

4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



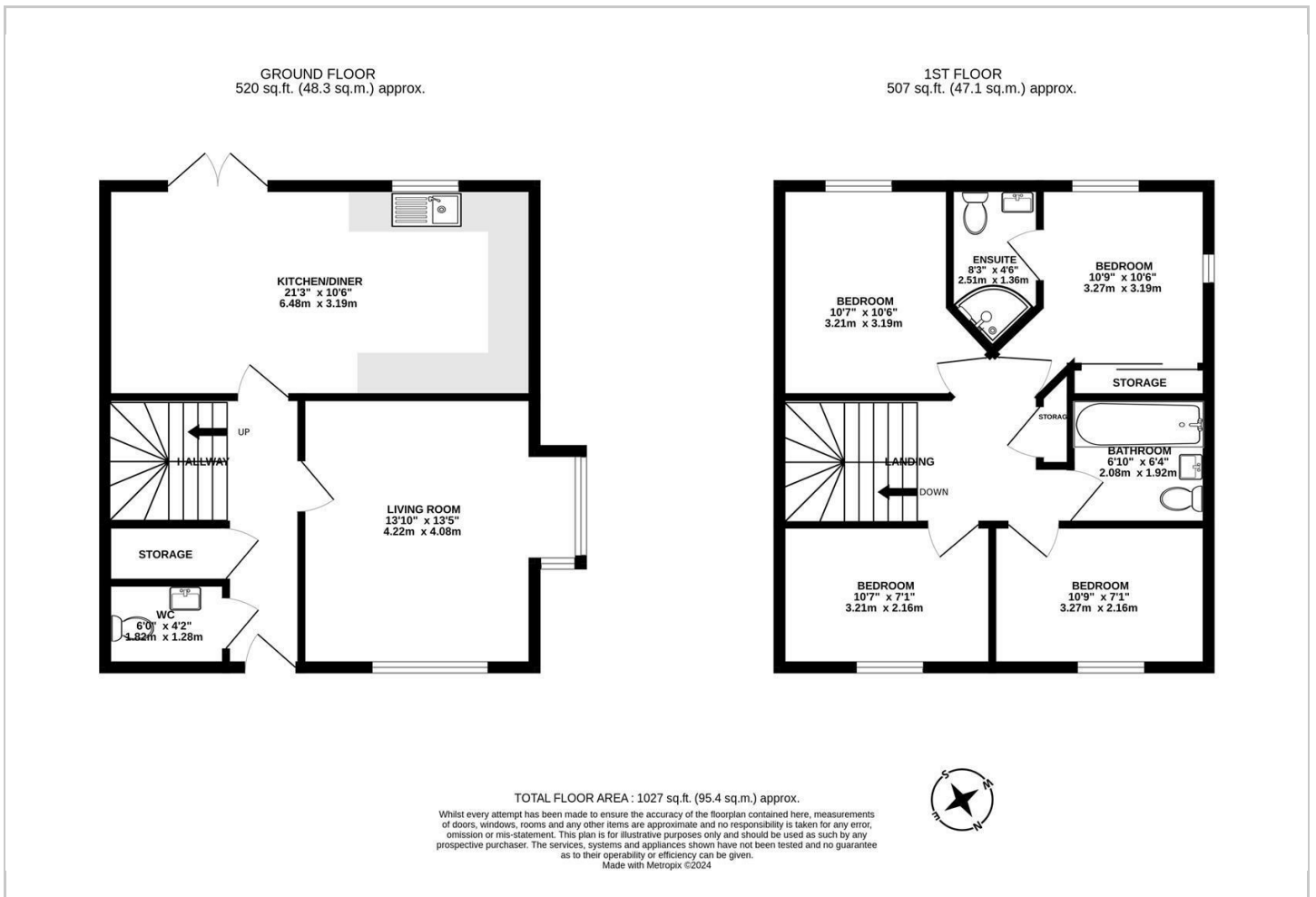
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.