



17 Argonaut Avenue , Castle Donington, DE74 2UX

Offers Over £240,000



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THE PROPERTY AND VILLAGE

Attractive modern semi detached property built by Bloor Homes. The property includes entrance hall with guest cloakroom, dining kitchen, good sized lounge, three bedrooms and bathroom. Private driveway and easily maintainable rear garden. Viewing is recommended.

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

GROUND FLOOR

ENTRANCE HALL

Accessed via a composite entrance door. Stairs rising to the first floor, uPVC framed double glazed window to the side elevation, central heating radiator and double doors opening to the dining kitchen.

DINING KITCHEN

With uPVC window to the front elevation, gas central heating radiator, a range of contemporary wall and base units, complementing work surface, integrated electric oven, electric hob with extractor hood over, Integrated fridge/freezer, plumbing for washing machine and dishwasher. Single drainer sink unit with mixer tap over and ample space for dining table.

GUEST CLOAKROOM

Comprising a suite in white of wash hand basin and W.C, gas central heating radiator, tiled flooring and extractor fan.

LOUNGE

With uPVC framed double glazed French doors opening to the rear elevation and gas central heating radiator.

FIRST FLOOR

LANDING

With uPVC framed double glazed window to the side elevation and access to the roof space.

BEDROOM ONE

With uPVC framed double glazed window to the front elevation, gas central heating radiator, built in wardrobes with mirrored frontage, over stairs storage cupboard.

BEDROOM TWO

With uPVC framed double glazed window to the rear elevation and gas central heating radiator.

BEDROOM THREE

With uPVC framed double glazed window to the rear elevation and gas central heating radiator.

BATHROOM

Comprising a suite in white of panelled bath with shower attachment off the mixer tap, wash hand basin and W.C, walk in shower cubicle, tiled flooring and ceiling spotlights.

OUTSIDE

GARDENS AND PARKING

The property is accessed via steps to the front with a private drive for three vehicles and access to the rear garden. The rear of the garden has a lawned area, patio seating, garden shed with surrounded private fencing and is Southerly faced

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



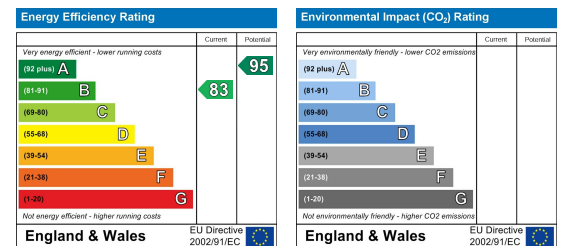
Floor Plan



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.

Energy Efficiency Graph



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.