



21 Ayrton Drive
, Castle Donington, DE74 2BE

Asking Price £255,000



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Accommodation

Hallway

Having composite front door leading into hallway, gas central heating radiator and stairs and doors leading to.

Downstairs Cloakroom

Having uPVC double glazed window to the side elevation, gas central heating radiator, pedestal sink, and W.C.

Kitchen

Having uPVC double glazed window to the front elevation, gas central heating radiator, contemporary wall and base units with complementing worksurfaces, integrated fridge/freezer, washing machine and dishwasher. electric oven with four ring gas burner, extractor hood and Karndean flooring.

Lounge

Having uPVC windows to the rear and side elevation, uPVC patio doors leading to rear garden, gas central heating radiator and understairs storage.

Landing

Having storage cupboard housing boiler and loft access.

Master Bedroom

Having uPVC double glazed window to the front elevation, gas central heating radiator, storage cupboard and fitted wardrobes.

En Suite

Having uPVC opaque double glazed window to the front elevation,, gas central heating radiator, wall mounted sink, W.C, shower cubicle and laminate flooring.

Bedroom Two

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

Bedroom Three

Having uPVC double glazed window to the rear elevation, gas central heating radiator and fitted wardrobes

Family Bathroom

Having gas central heating radiator, wall mounted sink, W.C, panelled bath, extractor fan and Karndean flooring.

Outside Front

Having pathway to front access, parking for two vehicles and side access to the rear garden.

Outside rear

Having patio seating area ideal for outdoor dining, lawn area with wooden shed, parameter is fenced with gateway providing access leading around to the front of the property.

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



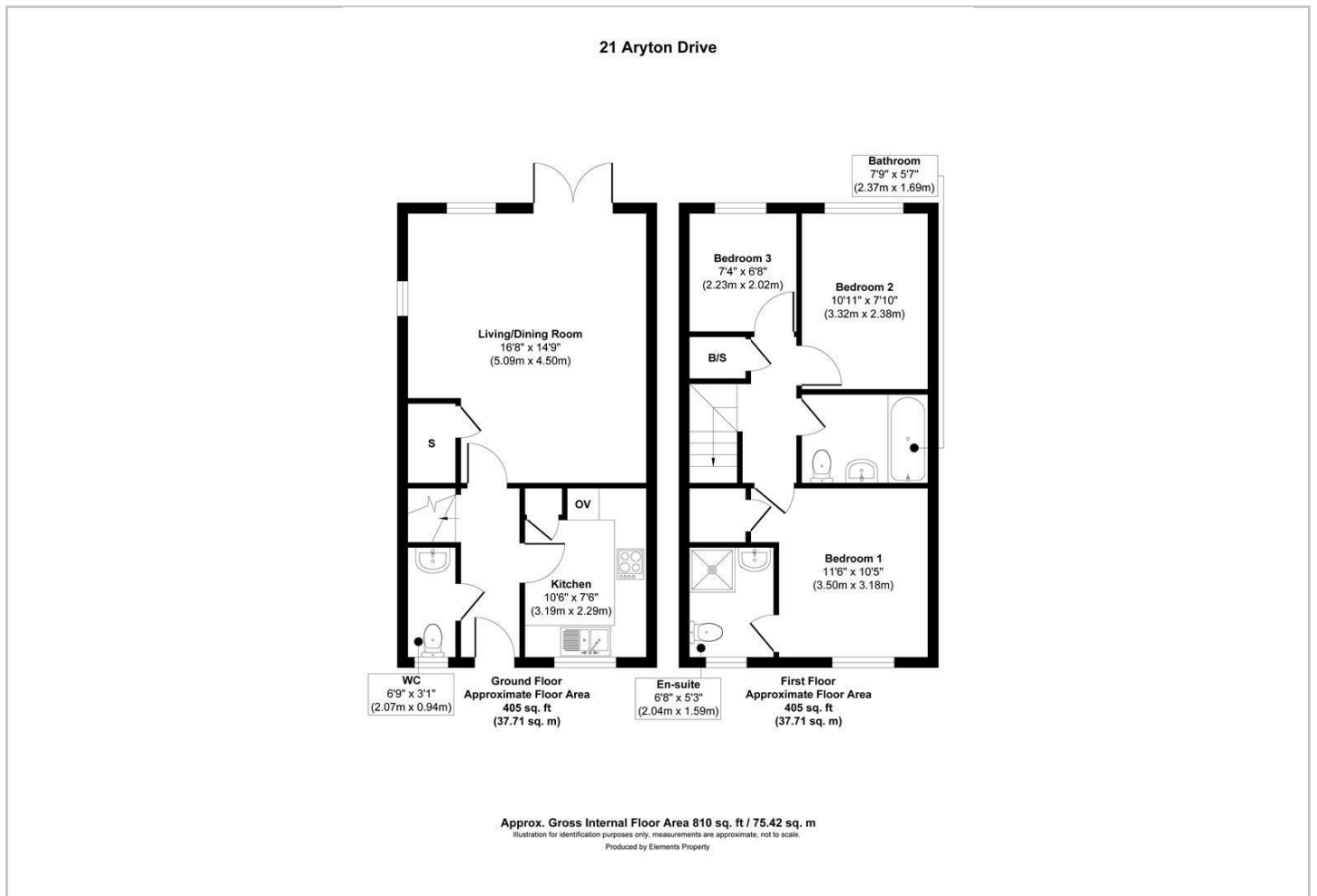
Hybrid Map



Terrain Map



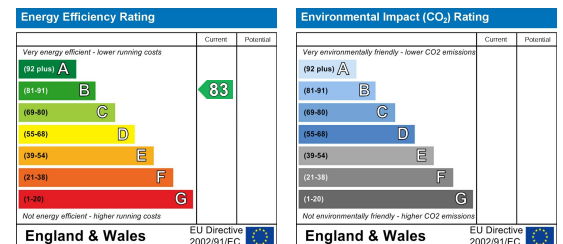
Floor Plan



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.