



25 Argonaut Avenue

Castle Donington, Castle Donington, DE74 2UX

Asking Price £255,000



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THE PROPERTY AND VILLAGE

Attractive modern semi detached property built by Bloor Homes. Situated in a tucked away location just off Argonaut Avenue, the property includes entrance hall with guest cloakroom, dining kitchen, good sized lounge, three bedrooms and bathroom. Off road parking 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. Double doors opening to the dining kitchen.

GUEST CLOAKROOM

Comprising a suite in white of wash hand basin and w.c. Central heating radiator, laminate flooring, extractor fan.

DINING KITCHEN

17'0" x 6'10" (5.18 x 2.08)

With a range of units at eye and base level providing

work surface, storage and appliance space. Hotpoint hob with extractor hood over, electric oven. Integrated fridge/freezer, plumbing for washing machine and dishwasher. Single drainer sink unit with mixer tap over, Upvc framed double glazed window to the front elevation, central heating radiator.

LOUNGE

14'8" x 13'8" (4.47 x 4.17)

With Upvc framed double glazed French doors opening to the rear elevation, central heating radiator.

FIRST FLOOR

LANDING

With Upvc framed double glazed window to the side elevation. Access to the roof space.

BEDROOM ONE

11'8" x 8'11" (3.56 x 2.72)

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

BEDROOM TWO

13'2" x 7'3" (4.01 x 2.21)

With Upvc framed double glazed window to the rear elevation, central heating radiator.

BEDROOM THREE

9'10" minimum x 6'0" (3 minimum x 1.83)

With Upvc framed double glazed window to the rear elevation, central heating radiator.

BATHROOM

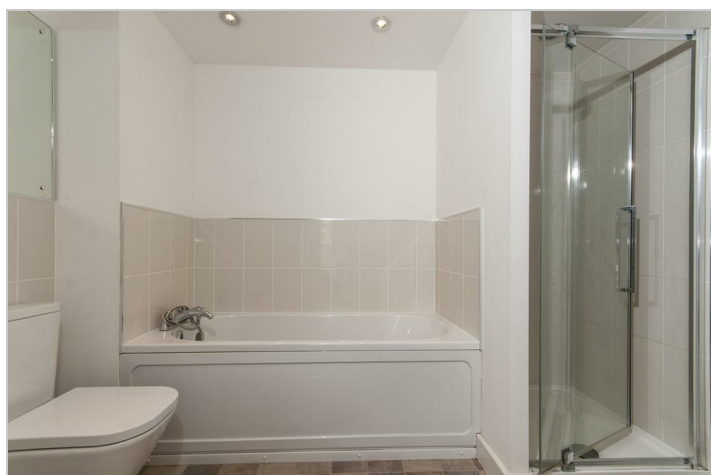
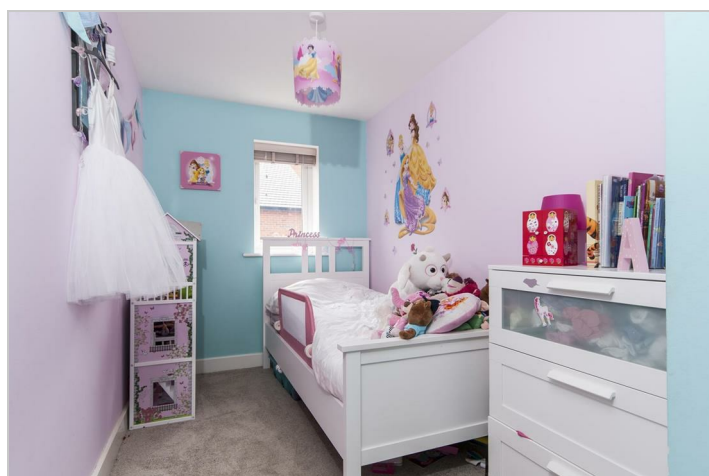
Comprising a suite in white of panelled bath with

shower attachment off the mixer tap, wash hand basin and w.c. Walk in enclosure housing the Triton T80 electric shower. Down lighters.

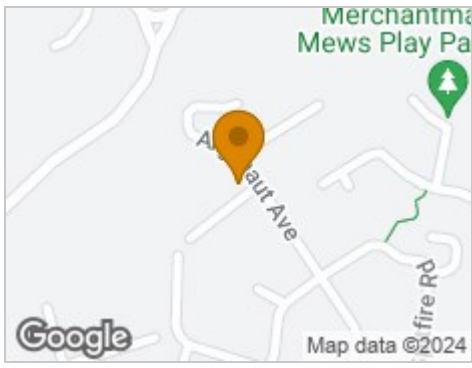
OUTSIDE

GARDENS AND PARKING

The property is situated just off Argonaut Avenue with an easily maintainable frontage and side driveway for off road parking. To the rear a paved patio and raised garden with synthetic turf.



Road Map



Hybrid Map



Terrain Map



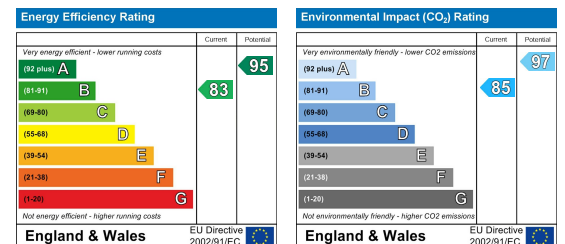
Floor Plan



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



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