



Argonaut Avenue,  
Castle Donington, Derby  
DE74 2UX

**Price Guide £250-260,000**

**Freehold**



AN IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOME IN CASTLE DONINGTON WITH KITCHEN DINER, BUILT BY BLOOR HOMES IDEAL FOR A FIRST TIME BUYER, BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are delighted to market this modern and immaculate three bedroom semi detached house close to the heart of Castle Donington. Being situated on a quiet cul-de-sac, this would suit a first time buyer or growing family as it's sure to tick boxes! With downstairs W.C, kitchen diner with French doors off to the garden and a cosy dual-aspect lounge, it's a great space for a family. Being sold with no upward chain!

In brief, the property comprises of an entrance hall with composite front door with guest cloakroom, dining kitchen, dual-aspect good sized lounge. To the first floor, the landing leads to three bedrooms and family bathroom, the master benefitting from in-built sliding glass wardrobes and an en-suite shower. Off road parking and easily maintainable rear garden with patio and lawned areas, ideal for al-fresco living. Being neutrally decorated throughout and in immaculate condition, viewing is highly recommended.

Castle Donington itself is a vibrant location with a high standard and varied 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.



### Entrance Hall

4'1" x 11'4" approx (1.24m x 3.45m approx)

With a new composite front door with inset obscure glass, grey Karndean flooring, ceiling light, double radiator, stairs to the first floor and door to:

### Lounge

11'10" x 14'4" approx (3.63m x 4.37m approx)

UPVC double glazed windows to the front and side, ceiling light, newly carpeted flooring, radiator, TV point, understairs storage cupboard and thermostat control. Door to:

### Kitchen Diner

11'9" x 14'5" approx (3.6m x 4.4m approx)

UPVC double glazed French doors to the rear with windows either side, grey Karndean flooring, LED ceiling lights, beige gloss wall, base and drawer units to two walls with laminate contemporary roll edged work surface, feature tiled splashbacks, four ring electric hob and extractor over, inset 1½ bow stainless steel sink and drainer, built-in oven, space for a washing machine and built-in fridge and freezer. Door to:

### Ground Floor w.c.

Having a low flush w.c., wall hung wash hand basin, laminate flooring, radiator.

### First Floor Landing

Carpeted flooring, ceiling light, access to the loft via a hatch and doors to:

### Bedroom 1

8'7" x 11'2" approx (2.62 x 3.42m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light, double radiator, TV point, built-in black and smoke mirror sliding wardrobes and a thermostat control. Door to:

### En-Suite

5'3" x 8'9" approx (1.61m x 2.68m approx)

Obscure UPVC double glazed window to the rear, tiled floor, ceiling light, extractor, double radiator, pedestal wash hand basin, low flush w.c., large walk-in shower with tiled walls and mains fed shower.

### Bedroom 2

8'6" x 11'8" approx (2.61m x 3.56m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light and TV point.

### Bedroom 3

6'6" x 8'6" approx (1.99m x 2.6m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light and built-in storage cupboard.

### Bathroom

5'3" x 9'0" approx (1.61m x 2.75m approx)

Obscure UPVC double glazed window to the side, towel radiator, tiled floor, pedestal wash hand basin, tiled splashbacks, panelled bath and mains fed shower above, tiled walls, glass screen.

### Outside

The property has a driveway to the side providing off road parking for at least two vehicles, there is gated access through to the rear garden via the right hand side.

Private garden to the rear with fencing to the boundaries, a flag stone patio area and raised lawn with steps to a second lawned garden.

### Directions

Proceed out of Long Eaton and through Sawley in the direction of Castle Donington. Proceed into Castle Donington and at the main traffic lights turn right into Park Lane. Follow the road for some distance and turn right onto Spitfire Road, follow the road to the right at the junction and continue around where Argonaut Avenue can be found on the left with the property on a private driveway.  
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### Council Tax

North West Leicestershire Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 77mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

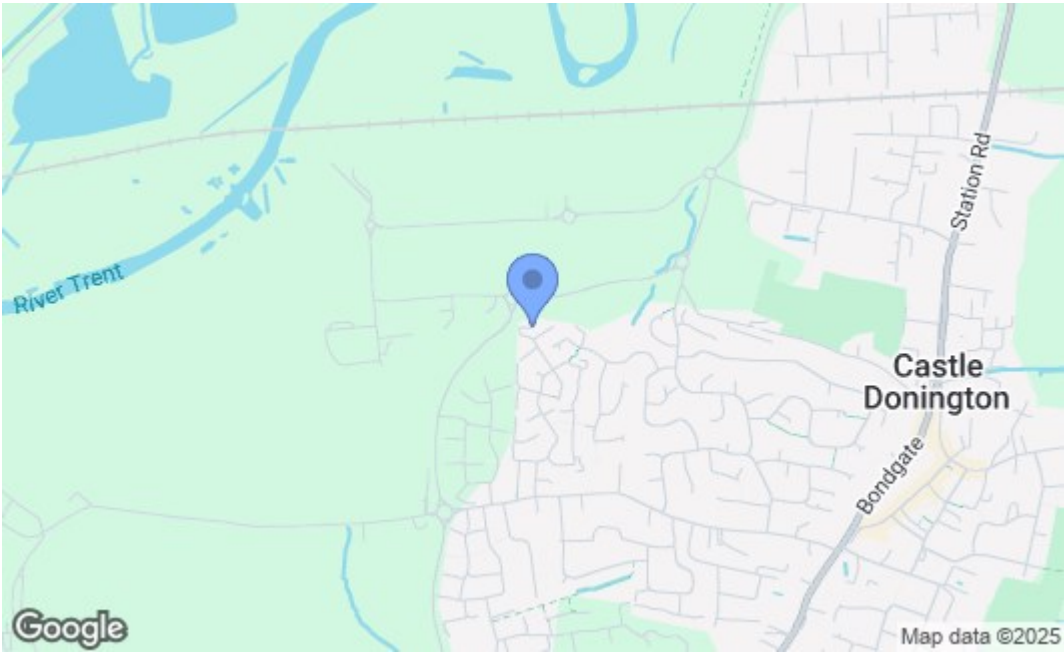
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 96        |
| (81-91) B                                                       | 84      |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.