

Main Street, Egginton

aksresidential.com

£375,000



This property at a glance:



1



3



2



2



C



Watch the video



Main Street, Egginton



Mikaela says:

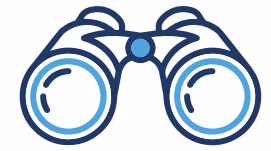
"What a beautiful home! Firstly, the location is fantastic. Being within the lovely village of Egginton and tucked away off the road within a handful of other barn conversions means it's very peaceful and quiet. There's two driveway parking spaces either side of a useful single garage. Inside the home, the wow factor is there the moment you walk through the door. A handy porch area has a door out to the garden, but also leads you through into a bright hall area where there are high ceilings and wooden beams heading into a beautiful and bright lounge diner. There are side windows as well as electric velux windows with blinds so there's lots of natural light flooding the room. There's even a feature fireplace which is modern but fits in with the character of the home. There's a well equipped kitchen at the front of the home too. The master bedroom is a great space, with plenty of room for wardrobes and other furniture as well as access to an en-suite bathroom. There's a single bedroom too along with a laundry/storage room, a further shower room and the second bedroom provides access to the beautiful conservatory. The conservatory is a great space offering views over the peaceful and private garden where you'll find electrics and an outside tap. This home is just fantastic and has been presented beautifully by the current owners. The next owners will be lucky to secure such a unique home."



aksresidential.com



Main Street, Egginton



Did you spot...

*The character-filled beams
and velux windows?*



A message from the seller:

"The bungalow was purchased in 2011 and nearly completely gutted. The ceilings were raised in most rooms to expose the beautiful original beams and large Velux windows installed to make the property into a light, airy but cozy home for my mum. My mum loved living here and enjoyed making new friends in the village and taking part in community social events. Everyone in the court yard is very friendly and her neighbours were happy to help out when needed. I am sure anyone, young or old would enjoy living here."





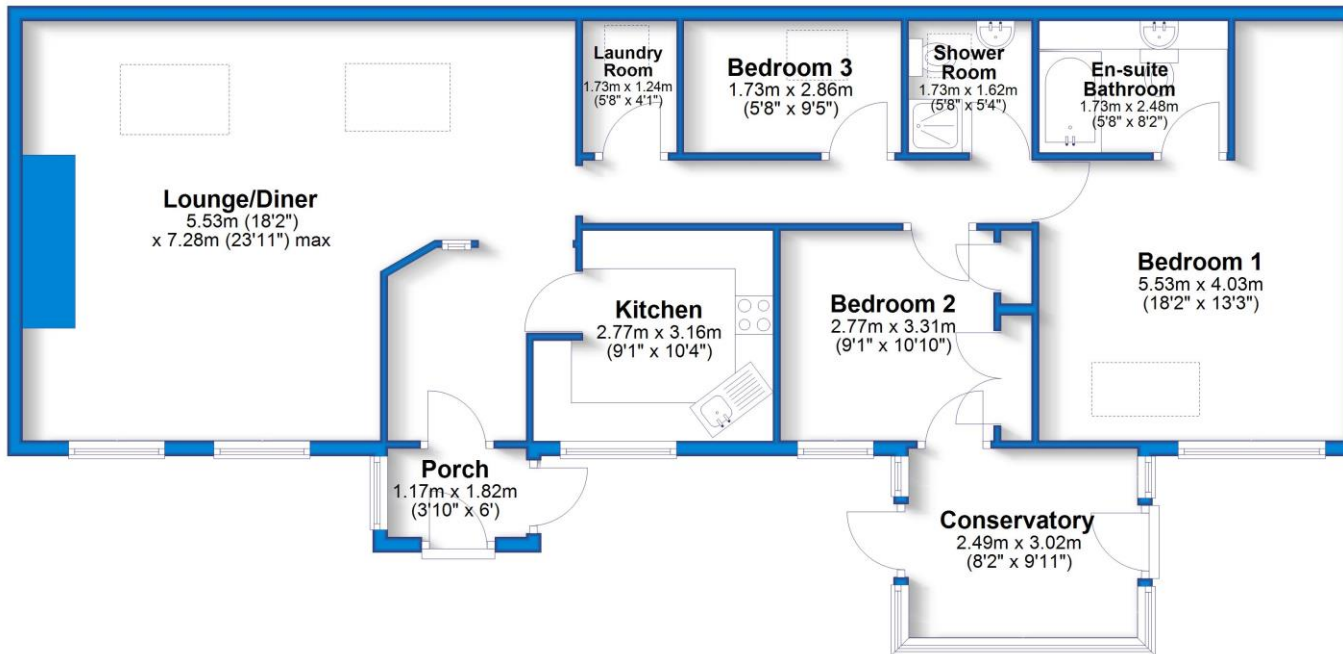
Floor Plan



aksresidential.com

Ground Floor

Approx. 106.5 sq. metres (1145.8 sq. feet)



Total area: approx. 106.5 sq. metres (1145.8 sq. feet)



Energy Performance Certificate

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | 69 | |
| (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 | |



Key Features:

- NO UPWARD CHAIN
- 2 DRIVEWAY PARKING SPACES AND A SINGLE GARAGE
- TUCKED AWAY OFF THE ROAD
- LARGE LOUNGE DINER
- 2 DOUBLE BEDROOMS AND 1 SINGLE
- BEAUTIFUL RURAL VILLAGE LOCATION
- EPC C



About the area:

Located between Derby and Burton, Egginton is a beautiful, quiet and rural village. Within the village there is St Wilfred's Church, the village primary school and village hall as well as having the park and playing fields. It is a great location for road links with it being a short drive to the A38 and is just 5 minutes from the A50 and Toyota Island. In the neighbouring village of Etwall there is John Port Academy, the nearest secondary school, as well as a swimming pool and 3G sports pitch.



Schools:

In the neighbouring village of Etwall there is John Port Academy, the nearest secondary school, as well as a swimming pool and 3G sports pitch.



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

