



NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Windmill Way, Kegworth, DE74 2FA

£325,000

21 Windmill Way, Kegworth, DE74 2FA

Located in a fantastic location in the ever-popular village of Kegworth is this extensive four-bedroom detached family home which occupies a larger than average corner plot. The property benefits from gas central heating, double glazed windows and doors, off road parking to the front for two vehicles, an integral garage and further car standing to the side. This property is being sold with no chain.

The property comprises from an extensive 6ft10 at its widest entrance hall having French doors into a bay fronted lounge which also has French doors into a dining room also giving access to the kitchen which has a good size utility. There is also a WC/cloakroom to the ground floor along with a door from the entrance hall into the integral garage. The kitchen can also be accessed directly from the entrance hall. To the first floor there is a family bathroom along with four bedrooms of which three have built-in wardrobes. The master bedroom benefits from an en-suite shower room. Externally the property has well kept gardens to the front, side and rear with the rear garden having a patio area, well stocked borders, a good size lawn, a decked area with Pergola. There is also a garden shed.

Ideal family home. Not to be missed.



Ground Floor

Entrance Hall

Lounge

13'6 x 17'6 (4.11m x 5.33m)

Dining Room

9'7 x 10'7 (2.92m x 3.23m)

Kitchen

7'7 x 11'1 (2.31m x 3.38m)

Utility

4'10 x 5'10 (1.47m x 1.78m)

First Floor

Master Bedroom

12'9 x 12'5 (3.89m x 3.78m)

Ensuite

Bedroom

8'6 x 12'9 (2.59m x 3.89m)

Bedroom

5'7 x 11'6 (1.70m x 3.51m)

Bathroom

Bedroom

8'9 x 6'8 (2.67m x 2.03m)

Outside

Externally the property has well kept gardens to the front, side and rear with the rear garden having a patio area, well stocked borders, a good size lawn, a decked area with Pergola.

Integral Garage

Having up and over door, lighting and power point. The boiler is located here.

Tenure

Freehold

Council Tax Band

North West Leicestershire

Council Tax Band : E

Viewings

Please contact Leanne, Louise, David, Jake, Millie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

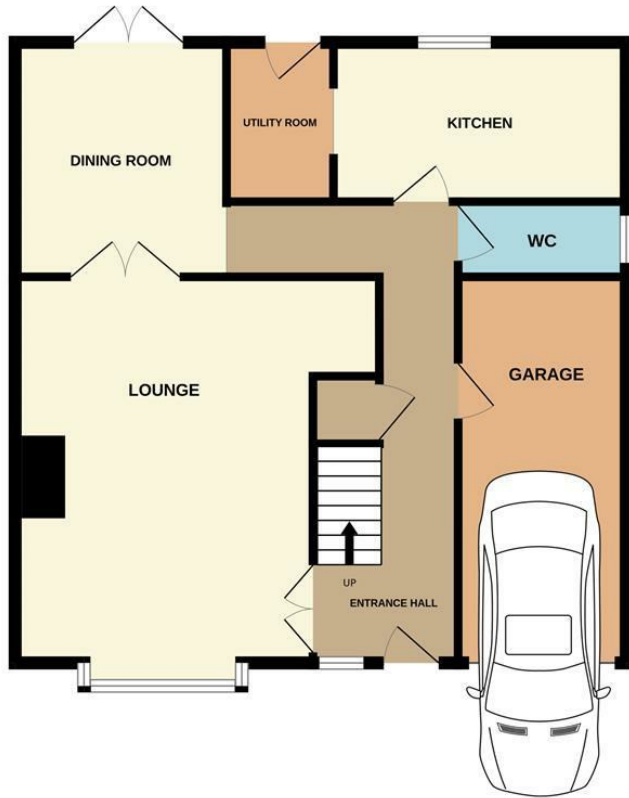
Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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