



Smiths
your property experts

Suthers Road

Kegworth

- Light-filled and immaculate detached family home
- Sympathetically updated by the current owners
- Peaceful residential setting on a private shared driveway
- Three good-sized bedrooms and a contemporary bathroom
- Modern kitchen and a front-to-back living and dining room
- Manicured South facing gardens to the rear
- Plentiful off-road parking and an attached garage
- Located within walking distance of the village centre



General Description

Smiths Property Experts offer to the market this immaculate three-bedroom detached house with South facing rear gardens, plentiful parking, and an attached garage. The property sits elevated from the road and features bright and light-filled interiors.

The property is situated in a peaceful area on a private driveway shared by only four properties and offers excellent value for money for those wanting a detached home in the village.

The Location

Kegworth provides easy access to East Midlands Airport and the M1/42 motorway, making it ideal for those looking to commute to Nottingham, Derby, Leicester, Loughborough, and even Birmingham. The village has a full range of amenities and a local primary school.





The Property

The main house is presented in excellent order, having been sympathetically updated by the current owners. There is uPVC double glazing and gas central heating throughout. The net floor area is approximately 915 square feet, including the attached garage. Expect to find accommodation comprising an entrance hall, a superb front-to-back living and dining room with direct garden access via French doors, and a fully fitted kitchen downstairs. On the first floor are three good-sized bedrooms (two large doubles) and a contemporary family bathroom.

The Outside

The property is positioned within walking distance of the village centre and all of its amenities. This popular residential location is an excellent spot, notwithstanding that the property occupies a particularly private and peaceful setting on a private shared driveway of just four detached homes. Set back from the road, there is ample parking to the front and lawned gardens. To the right-hand side is a useful attached garage. The garage has additional useful storage space on a mezzanine level.



To the rear, the property has pretty and manicured South facing gardens. With a particularly private aspect, there are central lawns with well-stocked borders. To the immediate rear of the main house is a large flagstone laid terrace, which is partly covered behind the garage, ideal for outside entertaining in all weathers.



Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: North West Leicestershire District Council.

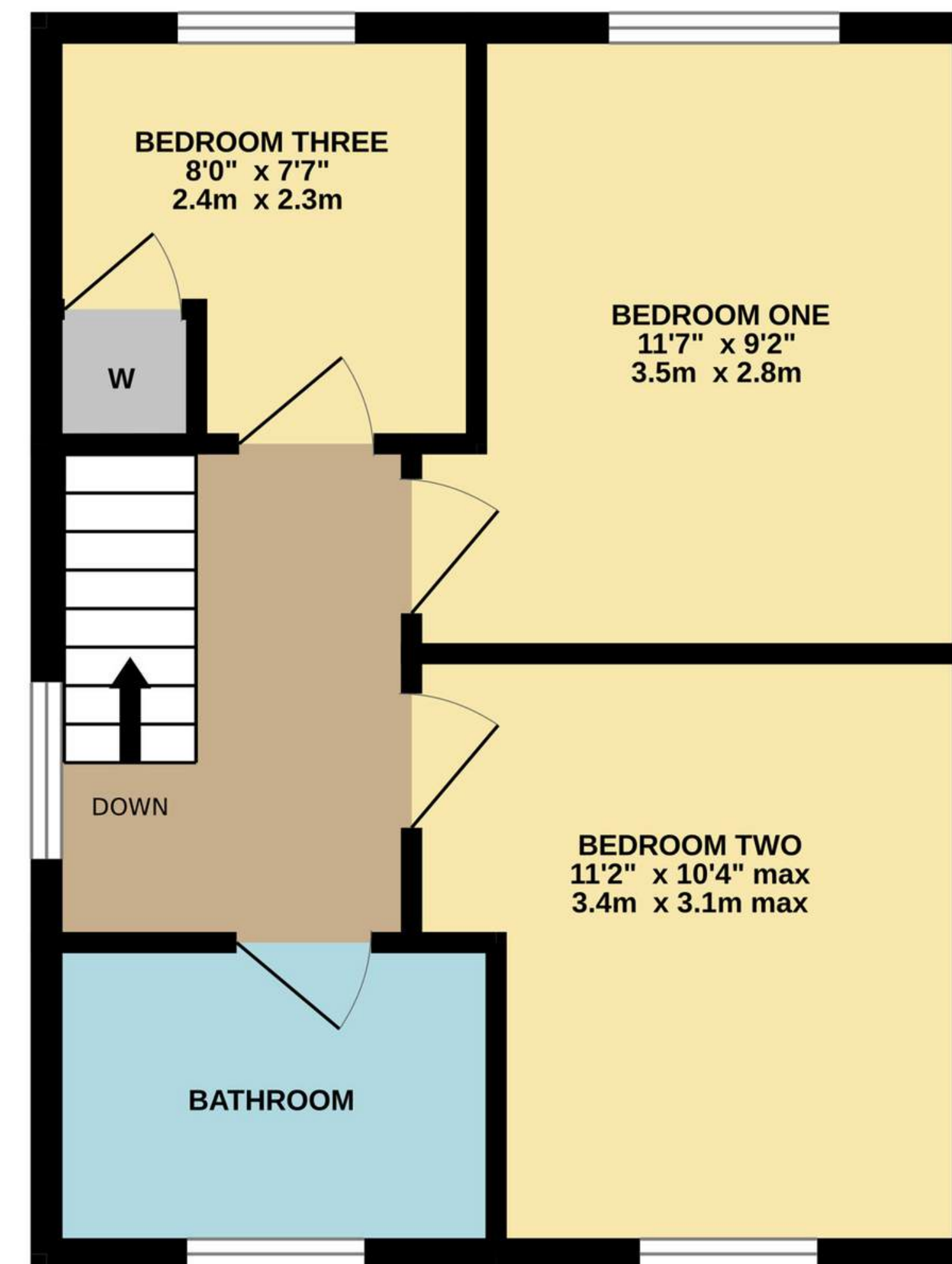
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

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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