

Holdings

A Modern Estate Agent



14 Suthers Road

Kegworth, Derby, DE74 2DE

Guide price £245,000



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The property offers an excellent purchase complete with UPVC double glazing throughout along with gas central heating.

Enter through the side entrance door and into the kitchen which has plumbing for a washing machine, gas and electric cooker points and opens onto the dining area.

The lounge is bright and airy with a fire and door leading into a separate small study room. An inner hallway with airing cupboard leads to the rear facing bed room which could be utilised as a summer sitting room and this has sliding patio doors leading out into the garden ideal for entertaining.

There are two further double bedrooms and a bathroom completes the accommodation and currently has a bath with shower over, w/c and wash hand basin.

The loft is fully boarded and has lighting and a fitted loft ladder.

To the outside, there is a two to three car block paved driveway, this leads to a brick built single garage with up and over door, light and power/ The lawn gardens to the front and rear enjoy areas of borders, shrubs and flowers with a rear paved patio which is private and fully enclosed.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



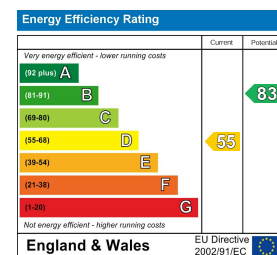
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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