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your property experts

Howard Drive

Kegworth

- Immaculate and beautifully presented ex-show home
- Built in 2014 by Bellway Homes as part of a small development
- Presented in 'turnkey' condition throughout
- Four double bedrooms, two with wardrobes, and two bathrooms
- Open-plan kitchen/diner and three reception rooms
- Situated in a peaceful and private cul-de-sac of just three properties
- Landscaped and private low-maintenance rear gardens
- Private tarmac laid driveway and an oversized single garage



General Description

Smiths Property Experts are favoured with instructions to market this immaculate and beautifully presented ex-show home, which has been considerably upgraded by the current owners. The property is situated in a peaceful and private cul-de-sac of just three properties on the outskirts of the popular village of Kegworth.

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 property was built in 2014 by Bellway Homes as part of a small development of family homes on the edge of this well-positioned village. The current owners have owned the property for five years. It is presented in excellent 'turnkey' condition and has been upgraded in many areas.

The floor area extends to approximately 1,466 square feet, with immaculate living space laid across two floors. There are no less than four reception rooms, namely a snug sitting room, a dining room, and a wonderful open-plan kitchen/diner with French doors leading to the garden. All the rooms are accessible from a bright and spacious entrance hall with a separate WC. There is also a useful utility room. Of note is the boiling water tap in the kitchen and the additional storage fitted by the current owners under the stairs.

Upstairs, the central landing has an airing cupboard. There is access to all four double bedrooms, two of which have Hammonds fitted wardrobes and the upgraded family bathroom. The principal bedroom also has an en-suite shower room.

Additionally the loft is boarded with power and light, and a foldable ladder.



The Outside

The property has landscaped and private rear gardens. To the front are further manicured gardens, a tarmac driveway with off-road parking for several vehicles, and an oversized single garage behind.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Maintenance Charge: approx. £210 per annum.

Local Authority: North West Leicestershire Council.

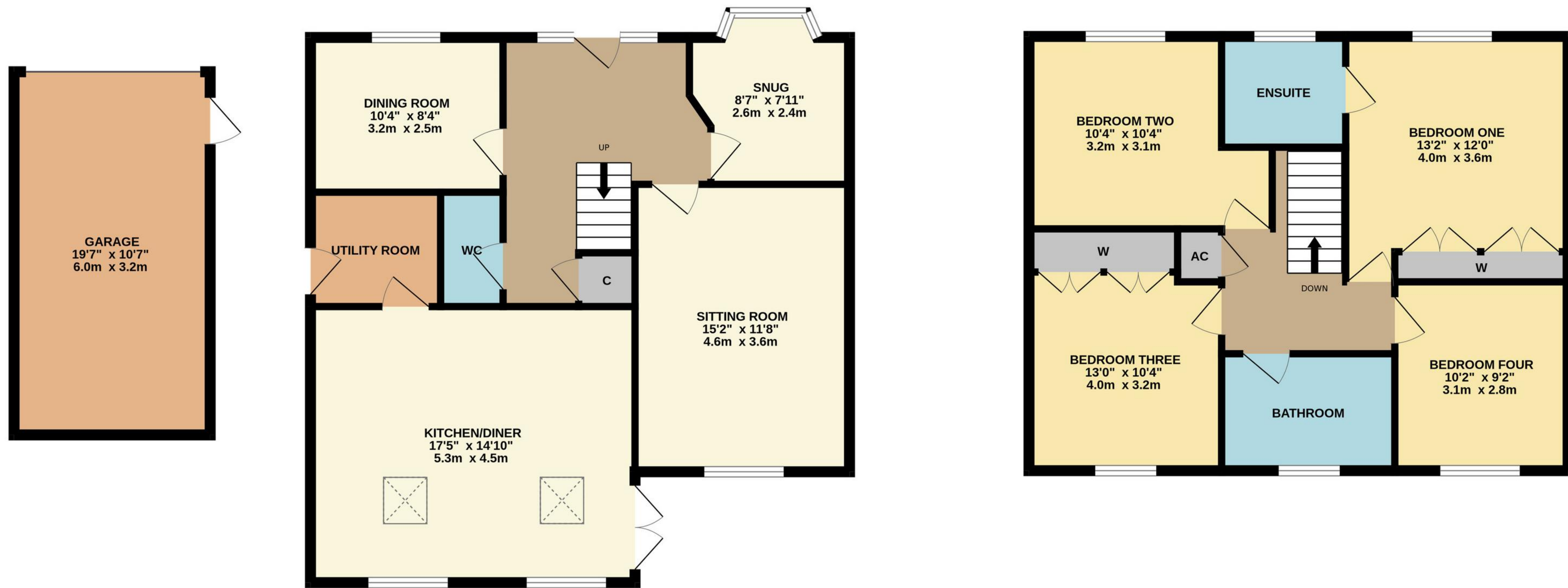
Important Information

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 : 1672 sq.ft. (155.4 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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