



Derby Road, Kegworth DERBY

welcome to

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William H Brown welcome to the market this traditional bay-fronted semi-detached family home in the popular village of Kegworth. Comprising entrance hallway, two reception rooms, kitchen, four bedrooms, master en suite and walk in dressing room, bathroom, cellar & a rear garden with a workshop.

Entrance Hallway

Entering the property through the front door leads you into the hallway with stairs rising to the first floor and door to the lounge, kitchen and a store cupboard.

Lounge

12' 7" x 12' 1" (3.84m x 3.68m)

The lounge has a double glazed window to the front elevation, radiator, carpeted flooring, coving to the ceiling and an inset space for an electric fireplace.

Kitchen

14' 4" x 10' 2" (4.37m x 3.10m)

The kitchen has wall and base units with work surfaces over, integrated cooker, with an electric hob and cooker hood over, stainless steel one and a half bowl sink drainer, integrated fridge freezer, plumbing for a washing machine, breakfast bar, exposed beams, double glazed window to the rear elevation, tiled flooring, part tiled walls back door leading out to the rear garden and a door through to the dining room.

Dining Room

12' 7" x 12' 2" (3.84m x 3.71m)

The dining room has wood laminate flooring, double glazed sliding doors leading out to the rear garden, radiator and coving to ceiling.

Landing

The landing has carpeted flooring, doors to two double bedrooms, the family bathroom and a further set of stairs leading up to the second floor.

Bedroom One

12' 2" x 12' 7" (3.71m x 3.84m)

Bedroom one has carpeted flooring, two radiators, French patio doors leading out to a Juliet balcony, coving to the ceiling, an arched opening through to a dressing area with a double glazed window to the rear elevation and a door to the en suite.

Master En Suite

The master en suite is fitted with a modern shower suite, low level w/c and a wash hand basin. There is a frosted window to the side elevation, part tiled walls, wall mounted cupboard and radiator.

Bedroom Two

11' 11" x 12' 1" (3.63m x 3.68m)

Bedroom two has wood laminate flooring, double glazed window to the front elevation, coving to the ceiling and a radiator.

Family Bathroom

The family bathroom has a three piece suite comprising a bath with shower over, low level w/c and a wash hand basin. There is a frosted double glazed window to the side elevation, part tiled walls and a radiator.

Bedroom Three

12' 1" x 7' 7" (3.68m x 2.31m)

Bedroom three is on the second floor and has a double glazed window, carpeted flooring and a radiator.



Bedroom Four

12' 1" x 7' 9" (3.68m x 2.36m)

Bedroom four is on the second floor and comprises carpeted flooring, radiator and a double glazed window.

Outside

To the rear is a garden comprising a patio seating area with steps rising up to further garden space. To the side of the property there is a useful workshop.



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Derby Road, Kegworth DERBY

- Traditional bay-fronted semi-detached home
- Four well proportioned bedrooms
- Accommodation laid out over three floors
- Master en suite & walk through dressing room
- Two reception rooms

Tenure: Freehold EPC Rating: D

offers over

£325,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH113890 - 0003

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