



39 Windmill Way

Kegworth, Derby, DE74 2FA

Offers In Excess Of £325,000



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Property & Village

This attractive four-bedroom detached property sits in a much-sought-after private cul de sac location. This family home briefly comprises of Porch, Hallway, Lounge, Dining room, modern fitted Kitchen, Conservatory, lower floor guest cloakroom and internal access to the garage. Four bedrooms, master with en suite facilities and family bathroom. Garage with power and light, off road parking. The rear garden is private and not overlooked.

Kegworth is a village situated on the A6 near junction 24 of the M1 motorway and is also close to East Midlands Airport and Parkway railway station. The village is served by a primary school. Shops in the village include a supermarket, butcher, pharmacy, post office, delicatessen, and optician. There are pubs, restaurants and takeaway food outlets, a doctor's surgery and a village hall that hosts events and the local playgroup. Kegworth has thriving sports clubs. There are two parks with play areas. The village has a library and a museum of local history.

Accommodation

Lower Floor

Entrance & Hallway

The property sits back from the main cul de sac and accessed via the private driveway leading to the garage, side pathway and UPVC framed front door opening to the hallway with central heating radiator, useful under stair cupboard, double timber part glazed doors opening to the lounge, personal internal access door to the garage and stairs rising to the upper floor.

Lounge

17'5" x 12'2" (5.31 x 3.73)

With UPVC framed double glazed window to front elevation, twin set of central heating radiators, feature fireplace housing gas fire and timber framed bi fold glazed doors to the dining room.

Dining Room

12'2" x 10'7" (3.73 x 3.23)

With UPVC framed double glazed patio doors opening to the garden, central heating radiator, door to the kitchen and timber framed glazed bi fold doors to the lounge.

Kitchen

16'2" x 7'4" (4.93 x 2.26)

With UPVC framed double-glazed window and matching door to conservatory, a range of eye level and base units, complementing work surface with stainless steel sink and drainer, inset four ring gas hob with extractor fan and hood over, wall mounted built in double over, breakfast bar, plumbing for dishwasher, central heating radiator and further built in kitchen storage units with recess and space for double door type fridge freezer.

Conservatory

24'2" x 7'3" (7.38 x 2.22)

With UPVC framed double glazed units set upon a brick base, matching doors opening to the garden and central heating radiator.

Guest Cloakroom

With UPVC framed double glazed window, central heating radiator, WC and pedestal wash hand basin

Upper Floor

Landing

With UPVC framed double-glazed window, central heating radiator and access to the roof space.

Bedroom One

16'5" x 11'8" (5.01 x 3.56)

With twin UPVC framed double glazed windows, central heating radiator, fitted wardrobe and useful over stair storage cupboard and door leading off to the en suite.

En Suite

With a suite comprising of shower cubicle housing the stainless-steel tower multi jet mains fed shower, Chrome towel rail, WC, vanity unit with inset ceramic wash hand basin with storage space below and fitted extractor fan.

Bedroom Two

13'11" x 8'0" (4.25 x 2.45)

With UPVC framed double-glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'4" x 8'3" (2.87 x 2.53)

With UPVC framed double-glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

7'9" 7'7" (2.38 2.33)

With UPVC framed double-glazed window, central heating radiator presently used as home office.

Family Bathroom

With UPVC framed double glazed window a suite consisting of panelled bath with Aquatronic shower over, fitted shower screen, WC, pedestal wash hand basin and central heating radiator.

Outside Front

With hardstanding driveway offering ample off road parking and leading to the garage and pathway to the side and rear and adjacent area of traditional lawn.

Garage

With powered roller shutter door, lighting and power sockets, wall mounted Glow Worm gas fired central heating boiler, plumbing for washing machine and internal personal door to the Hallway. . The garage is constructed from concrete base and brick wall.

Outside Rear

With an area of traditional lawn, paved terrace area and pathway to side leading to the front cultivated beds of mature plants and shrubs. and to the side of the property is a timber framed garden storage area. The private garden is not overlooked and has open views.



Road Map



Hybrid Map



Terrain Map



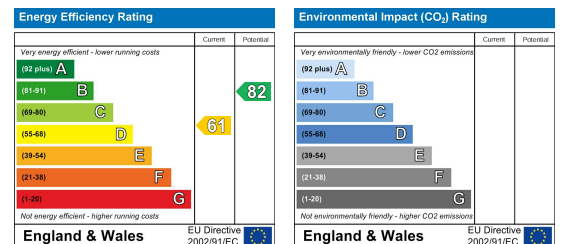
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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