



28 Howard Drive

Kegworth, Derby, DE74 2AG

Offers In Excess Of £380,000



28 Howard Drive

Kegworth, Derby, DE74 2AG

Offers In Excess Of £380,000



Property and Location

Welcome to this charming detached house located on Howard Drive in the picturesque village of Kegworth, Derby. This property boasts four spacious bedrooms, providing ample space for a growing family or those in need of a home office.

The village of Kegworth itself is a delightful place to call home, with its quaint shops, friendly locals, and beautiful surroundings. Whether you enjoy leisurely walks in the countryside or prefer exploring local pubs and eateries, Kegworth has something for everyone.

Don't miss the opportunity to make this house your home. With its four bedrooms, two bathrooms, and detached status, this property is sure to tick all the boxes for those seeking a comfortable and peaceful living space.

Accommodation

Entrance Hallway

Having composite front door leading into hallway, uPVC double glazed side window panels, gas central heating radiator, under stairs storage cupboard, central staircase and antio flooring.

Cloakroom/W.C.

Having gas central heating radiator, W.C, built in vanity corner sink unit with waterfall mixer taps and extractor fan.

Lounge

14'9" x 11'8" (4.52 x 3.56)

Having uPVC double glazed French doors to the rear garden, vertical radiator and hardwood fire surround.

Study

10'0" x 8'7" (3.07 x 2.64)

Having uPVC double glazed bay window to the front elevation, and gas central heating radiator.

Playroom/Gym

10'2" x 8'5" (3.12 x 2.57)

Having uPVC double glazed window to the front elevation and gas central heating radiator.,

Open Plan Kitchen/Dining Room

16'11" x 14'7" (5.18 x 4.47)

Having dual aspect uPVC double glazed windows to the rear and side elevation, double glazed skylights and uPVC double glazed French doors opening to rear garden. With contemporary soft close wall and base units with complementing work surfaces, built in double electric oven, ceramic hob with extractor hood over, integrated fridge/freeze, dishwasher, two gas central heating radiators and ample space for dining table and settee.

Utility Room

6'9" x 5'10" (2.08 x 1.80)

Having uPVC double glazed door to the side elevation, gas central heating radiator, wall and base units, stainless steel sink, plumbing for washing machine and space for tumble dryer.

First Floor

Landing

Having gas central heating radiator, access to loft and airing cupboard housing hot water tank.

Master Bedroom

12'11" x 11'10" (3.94 x 3.61)

Having two uPVC double glazed windows to the front elevation, gas central heating radiator and fitted wardrobes.

En-Suite

Having uPVC opaque windows to the front elevation, gas central heating radiator, W.C, pedestal sink and shower cubicle with waterfall shower.

Bedroom Two

13'3" x 10'2" (4.06 x 3.12)

Having uPVC double glazed window to the rear elevation and gas central heating radiator and fitted wardrobes

Bedroom Three

10'7" x 10'2" (3.23 x 3.10)

Having uPVC double glazed window to the rear elevation, gas central heating radiator and fitted wardrobes.

Bedroom Four

8'5" x 7'10" (2.59 x 2.41)

Having uPVC double glazed window to the front elevation and gas central heating radiator.

Family Bathroom

7'1" x 6'3" (2.16 x 1.91)

Having uPVC double glazed window to the rear elevation, vanity sink unit incorporating W.C, draws and cupboards and shower cubicle with waterfall shower.

Outside Front

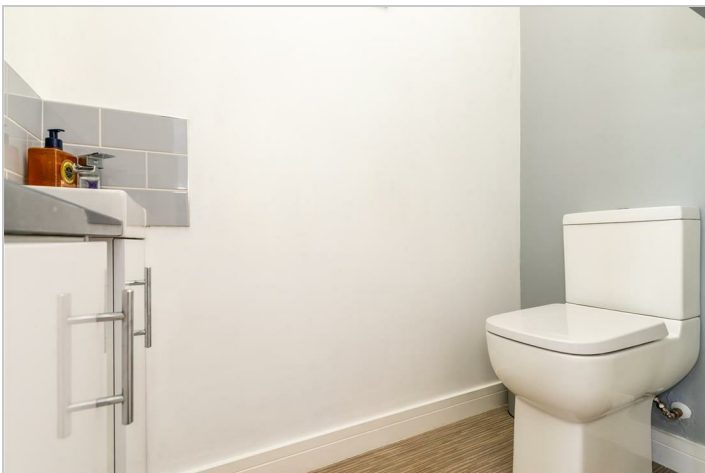
Having slabbed path area to front door, driveway for ample parking, electric car charger point, single detached garage with power/lighting and gated side access to the rear of the property.

Outside Rear

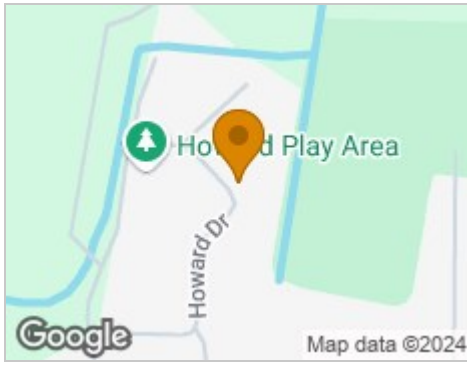
Having patio seating area, lawn with borders, trees and flowers, access to the garage, outside tap and shed with power and lighting.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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.

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.