



## 50 Huffer Road, Kegworth, DE74 2XU

**Offers Over £310,000**

This three double bedroom property is situated on a delightful new build estate, boasting one of the finest plots available. The home is in show home condition, featuring numerous upgrades that enhance its appeal, including air conditioning and a fully landscaped rear garden, perfect for outdoor relaxation and entertaining.

Inside, the property offers a contemporary living experience with modern fixtures and fittings throughout. It comprises of a bright reception room along with a kitchen and dining space, providing ample space for both relaxation and entertaining. The three double bedrooms are generously sized, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and convenience. The loft hatch has ladders installed for easy access to the loft area.

One of the standout features of this home is its proximity to nature. Soon, residents will enjoy picturesque views overlooking a meadow walk adorned with wildflowers and trees, enhancing the tranquil atmosphere of the area.

The location is ideal for those seeking a balance between village life and accessibility. Kegworth is well-connected, with excellent road links and easy access to East Midlands Airport and train services, making it perfect for commuters!



The property is well set back from the road and offers a fantastic plot surrounded by greenery. As the estate is nearly complete, one of the remaining tasks for the builder is to transform the outer area of the estate into a meadow walk with wildflowers and trees which this property in particular will directly benefit from in the form of ease of access to this area and views overlooking also.

#### Entrance Hall 15'7" x 6'6" (4.77 x 2)

As you step into the property, you're welcomed by the generous hall which offers luxury wood effect flooring, under stairs storage cupboard, access to ground floor W/C, Kitchen/Dining space and the Lounge.

#### Cloakroom/Ground floor W/C 6'6" x 3'4" (2 x 1.03)

A beautifully presented space offering Roca low flush W/C and hand basin.

#### Lounge 18'6" x 9'4" (5.64 x 2.87)

An incredible room with dual aspect windows including a lovely bay. The current owner has upgraded the fittings to include quality wooden shutters and air conditioning.

#### Kitchen/Dining 18'6" x 9'7" (5.64 x 2.93)

Modern, light and bright with high gloss upgraded kitchen which offers integrated appliances including fridge/freezer, eye level oven and microwave alongside an additional low level oven, gas hob with extractor and dishwasher. There is also space and plumbing for a washing machine. The luxury wood effect flooring runs through from the hallway into this space. The room is flooded with natural light thanks to the French doors which lead out to the recently landscaped rear garden and multiple double glazed windows with quality wooden shutters. The current owner has also installed air conditioning to this space to ensure there is comfort for those warm summer months.

#### Master Bedroom 14'0" x 9'4" (4.29 x 2.87)

A spacious double bedroom with newly installed panelled walls, double glazed window with wooden shutters, carpeted flooring, inbuilt cupboards, central heating radiator, air conditioning and access to the en-suite

#### En-Suite 9'4" x 4'1" (2.87 x 1.25)

A stylish, modern fitted en-suite with double shower, low flush W/C, heated towel rail and hand basin.

#### Bedroom Two 9'7" x 9'4" (2.93 x 2.85)

A second spacious double bedroom with carpeted flooring, double glazed window with wooden shutters and central heating radiator.

#### Bedroom Three 9'7" x 8'9" (2.93 x 2.69)

A third double bedroom with carpeted flooring, double glazed window with wooden shutters and central heating radiator.

#### Family Bathroom 7'0" x 6'6" (2.14 x 2)

In pristine condition, this modern family bathroom offers low flush W/C, hand basin and bath with mixer shower over, heated towel rail and extractor fan.

#### Garden

The garden has been beautifully landscaped to provide a peaceful and low maintenance space to enjoy. It offers a large planted boarder along with two nature ponds and trees.

The front aspect of the property offers pretty fore garden space along with larger than average driveway suitable for 2/3 vehicles.

#### Further information

The property benefits from full gas central heating and double glazing throughout. The boilers location is tucked away within one of the Kitchen cupboards and is a Baxi combination boiler.

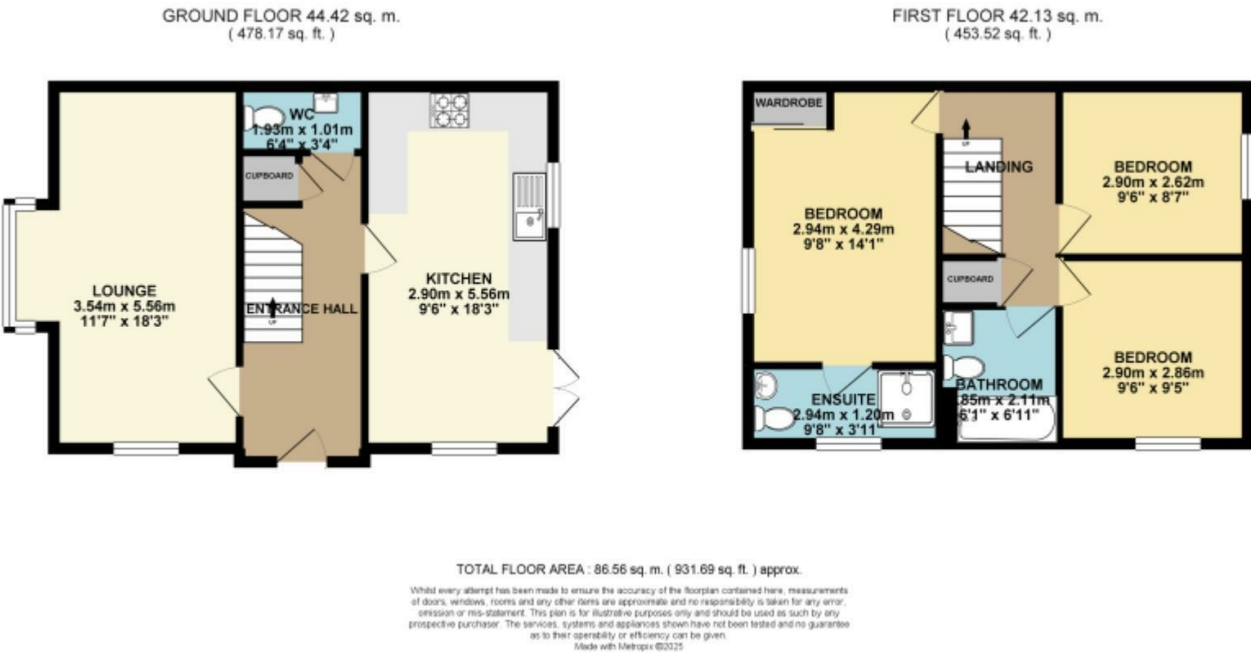
The property further benefits from usage of an additional green space which is currently utilised by this property and one other by casual arrangement. The fencing behind this, once the estate has been completed will be removed to further reveal the views over the meadow.

The air conditioning is installed to the kitchen/dining space, Lounge and Master Bedroom.

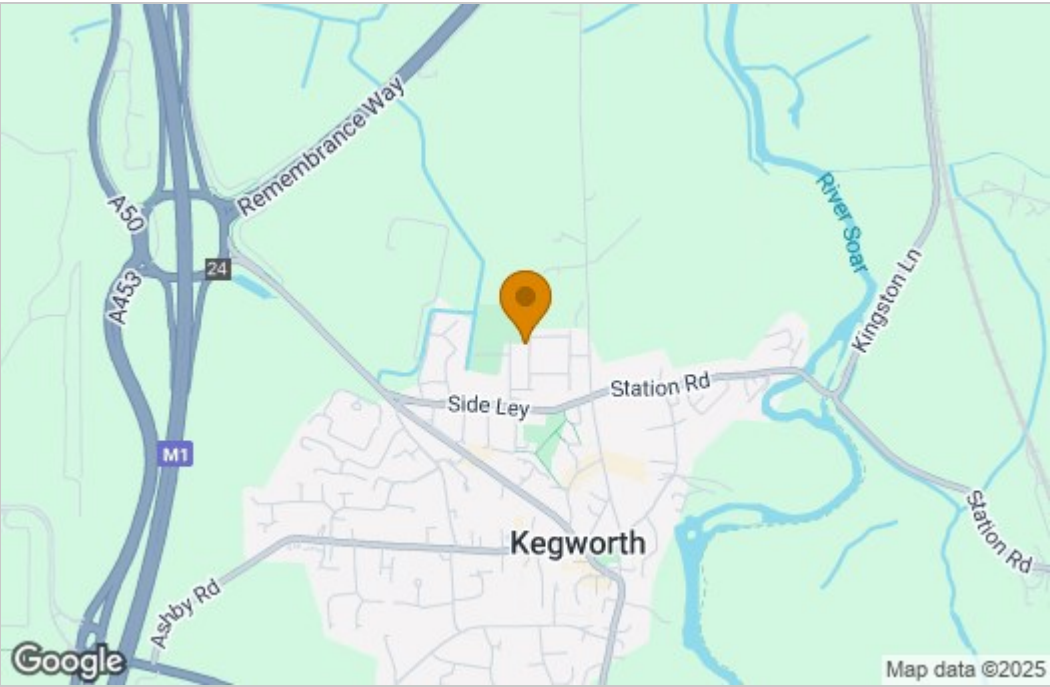
#### Estate/Management Charge

Please note that once the estate is completed, there will be a £240p/a estate/maintenance charge payable.

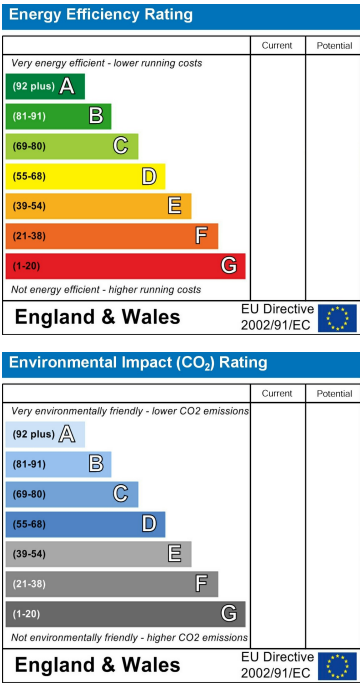
Floor Plan



Area Map



Energy Efficiency Graph



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