



**Huffer Road, Kegworth, DE74 2XU**

**£259,950**

An attractive three bedroom home semi detached property which includes a ground floor wc cloakroom, a versatile open plan kitchen and dining area and a separate light and airy living room.

Bedroom one benefits from a built-in wardrobe and an en suite shower room. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitary ware and fixtures and fittings throughout.





# 66 Huffer Road, Kegworth, DE74 2XU

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.

## ENTRANCE HALL

Stairs to first floor, doors to ground floor rooms

## CLOAKROOM WC

Low level wc, wash hand basin, frosted double glazed window

## KITCHEN DINING AREA 15'8" x 9'6" (4.8 x 2.9)

Double glazed window to front aspect, fitted with a matching range of floor and wall units with integrated and free standing appliances, dining area.

## LOUNGE AREA 16'4" x 11'9" (5.0 x 3.6)

Double glazed doors and window to rear gardens, storage cupboard, carpet flooring

## FIRST FLOOR LANDING

Loft access, carpet flooring

## BEDROOM ONE 10'9" x 9'6" (3.3 x 2.9)

Double glazed window, fitted wardrobe, carpet flooring

## EN SUITE

Shower enclosure, low level wc,, wash hand basin, tiled splashbacks

## BEDROOM TWO 11'1" x 9'6" (3.4 x 2.9)

Double glazed window, carpet flooring

## BEDROOM THREE 11'9" x 6'10" (3.6 x 2.1)

Double glazed window, carpet flooring

## MAIN BATHROOM

Matching white bathroom suite with tiled surrounds

## REAR GARDENS

Laid mainly to lawn, patio area, enclosed by fencing with gated access

## PARKING

Parking for two vehicles to the side of the property







