



24 Langley Drive,
Kegworth, DE74 2DN

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This detached home has been extended to provide spacious and versatile accommodation that will suit the needs of any growing family!

The well presented accommodation is arranged over two floors and includes an entrance porch, an entrance hall, a lounge/dining room, a breakfast kitchen with patio doors opening to the rear garden, an inner hallway, a rear reception room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms, and the fitted bathroom.

Benefiting from a security alarm, gas central heating, and double glazing, the property has a south facing garden to the rear, a further garden to the front, plus a driveway and single garage providing off road parking for a number of vehicles.

Situated in the sought after village of Kegworth, the property is close to an excellent range of local facilities. The village enjoys convenient transport links to Nottingham, Derby and Leicester. The Sutton Bonington Campus of Nottingham University, plus the East Midlands Parkway railway station are also nearby.

Viewing is recommended.

Guide Price £385,000





Directions

Langley Drive can be located off Ashby Road, Kegworth.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With a glazed panel, opens to the:-

Entrance Porch

With an ENTRANCE DOOR opening to the:-

Entrance Hall

Laminate flooring, stairs off to the first floor, storage cupboard, ceiling light point, radiator, doors into the breakfast kitchen, the inner hall, and the:-

Lounge / Dining Room

Two windows to the front elevation, laminate flooring, radiator, two ceiling light points, gas fire set in a marble effect surround, opaque glazed panelled double doors opening to the:-

Breakfast Kitchen

Fitted with a range of wall, drawer, and base units, tiled splash backs and roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with a mixer tap over, integrated dishwasher, space for a fridge/freezer, built in electric oven with a five ring gas hob and an extractor hood over.

Window to the rear elevation, breakfast bar area, laminate flooring, radiator, shelved larder cupboard, sliding patio doors opening to the rear garden.

Inner Hallway

Shelved storage cupboard, doors into the rear reception room and the ground floor wc, door opening to the rear garden.

Ground Floor WC

Fitted with a low flush wc, and a wall mounted corner wash hand basin.

Ceiling light point, storage shelving.

Rear Reception Room

Windows to the side and rear elevations, two ceiling light points, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Doors into four bedrooms, and the family bathroom.

Bedroom Two

Window to the rear elevation, ceiling light point, radiator.

Bedroom Three

Window to the rear elevation, ceiling light point, radiator.

Family Bathroom

Fitted with a low flush wc, a wash hand basin with a mixer tap over, and a bath with a tiled surround and a shower/mixer tap and a glazed screen over.

Window to the side elevation, tiled flooring, ceiling light point, heated towel rail, wall mounted medicine cabinet.

Bedroom Four

Window to the front elevation, ceiling light point, radiator, over stairs storage cupboard with shelving,

Bedroom One

Window to the front elevation, ceiling light point, radiator, storage cupboard housing the Ideal combination boiler.

OUTSIDE

The tarmac driveway at front of the property provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE. There is garden adjacent, with a lawned area, mature shrubs, access to the entrance door, and access to the rear garden.

At the rear of the property, the south facing garden is fully enclosed, has a pathway running the length, and includes a patio seating area, a lawn, a pond, mature shrubs, and planted borders. The garden has an external tap and external lighting, and houses a timber storage shed set on a gravelled area.

Single Garage

With an up and over door. Power connected.

Council Tax Band

Council Tax Band E. North West Leicestershire District Council.

Amount Payable 2023/2024 £2,604.49.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

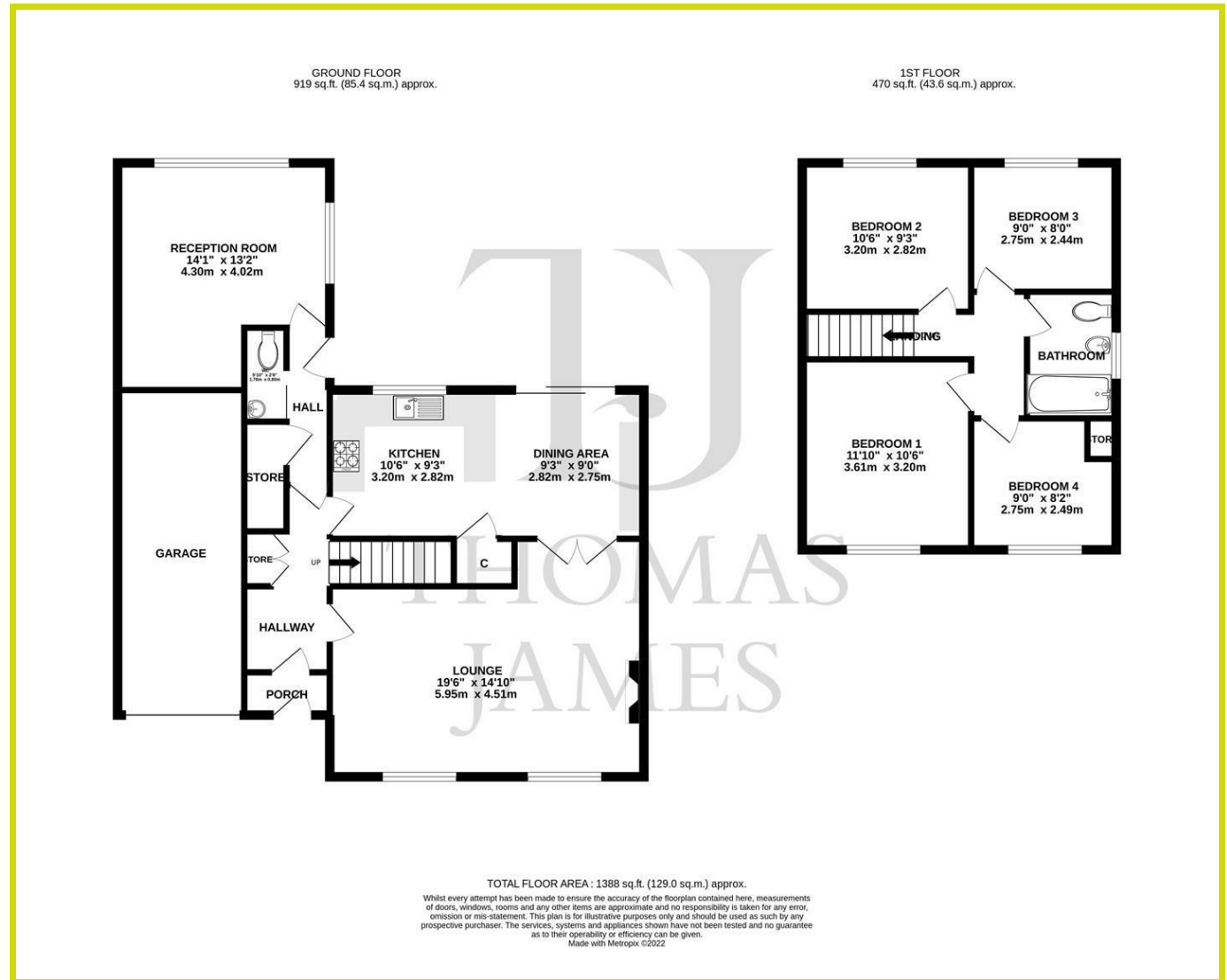
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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