



## 29 Hollands Way, Kegworth, Derby, DE74 2GQ

£350,000

- Modern 4 bedroom family home
- Downstairs WC
- Renovated to a high end modern finish by current owners
- Conservatory
- Utility room
- Master with ensuite
- Garage and driveway
- Walled garden and views over the park
- Kitchen diner
- Lounge with newly installed multi-fuel burner



# 29 Hollands Way, Kegworth DE74 2GQ

Fabulous opportunity to own a recently renovated, 4 bedroom, semi-detached home with heated conservatory in the popular village of Kegworth. Modern, 4 bedroom family home ready to move into. Master with ensuite, downstairs WC, conservatory, kitchen diner with separate utility room, a generous lounge, modern bathrooms, landscaped gardens and a garage and driveway.



Council Tax Band: C



Recently renovated by the current owners, semi-detached, 4 bedroom family home situated in the sought after village of Kegworth. This beautiful home has a lovely finish with good quality fixtures, fittings and décor throughout. All bathrooms, kitchen, flooring, decor, etc have been renewed in the last 3 years.

Beautifully presented and nestled on an attractive plot overlooking an extensive park. Briefly comprising 4 bedrooms including a master with en-suite, a conservatory with heating, a large lounge diner, separate utility room, full width kitchen diner, downstairs cloakroom, family bathroom with white suite, a brick built garage with driveway and an easily maintained, rear garden with patio and lawn which is just having some landscaping finished.

This house would make a lovely family home or an excellent buy to let investment.

The house is decorated in modern whites and greys, allowing the new owners an opportunity to put their personal touches into the home to make it their own. It benefits from double glazing and gas central heating.

#### Ground floor

Upon entering the property one enters in to the welcoming hallway with contemporary décor and stairs leading up to the first floor. To the right is the useful downstairs cloakroom with a modern white two piece suite, comprising a WC and hand basin with tiled splash backs. To the left is a door into the extensive lounge. The large lounge has a bay window to the front, a stylish, contemporary multi-fuel burner and is neutrally decorated. There is also access to the large under stairs storage cupboard

There is access through to the kitchen diner from the hallway through double doors. The recently installed kitchen has white wall and base units, good quality countertops, an integrated oven with a gas 4 burner hob top and extractor hood, a double sink with mixer tap and draining board, integrated dishwasher, contemporary wooden flooring and a rear aspect over the garden. A large window allows in lots of light and provides views over the rear garden. There is also access through to a useful utility room with

additional storage, an additional sink and plumbing for a washing machine.

The dining area of the kitchen diner has double doors to a fabulous conservatory, these doors can be opened fully to allow an open plan feel if preferred, the conservatory provides an extra reception area and is currently laid out as a bright and airy sitting room. It has heating provided by wall mounted radiator and wooden flooring. There are views over the rear garden and lovely park.

#### First floor

The first floor comprises 4 bedrooms and a family bathroom. The master bedroom is a large double, with a rear facing aspect, contemporary décor, fitted wardrobes and a large ensuite. The ensuite has a three piece white suite comprising a large shower cubicle, WC and a vanity hand basin, a ladder style towel rail, contemporary lighting and neutral décor. There are three further bedrooms, 2 doubles one with fitted wardrobes and a single which could be used as a study or nursery.

Completing the first floor is a lovely family bathroom with a white suite comprising a full length bath, WC and hand basin. Contemporary décor, gives the bathroom a modern finish.

#### Outside

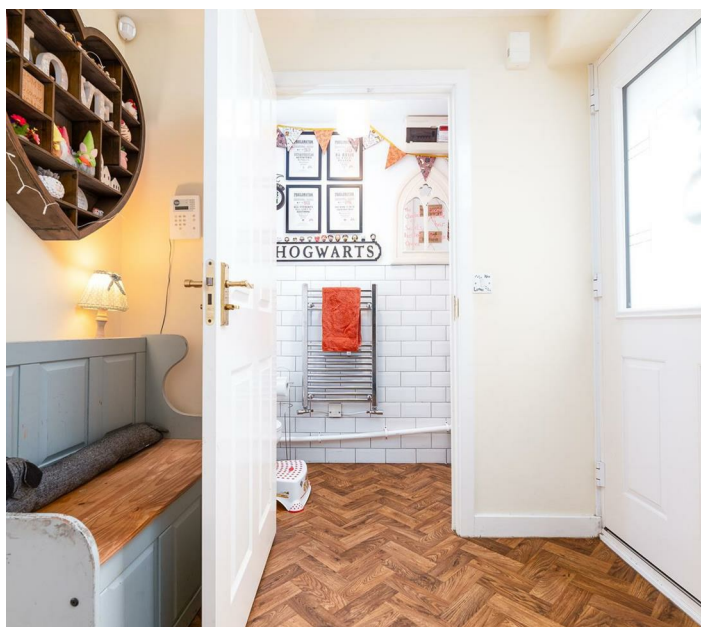
##### Outside:

The outside space on offer is very well maintained, the driveway leads to an attached brick built garage with power and light and there is access through to the rear garden. The rear garden has a generous patio an area of lawn and some pretty beds with flowers and shrubs, the garden has a walled boundary and feels really spacious as has views over the extensive park beyond. The current owners are just landscaping the lawn so it is flat, this work will be finished before the house completes a sale.

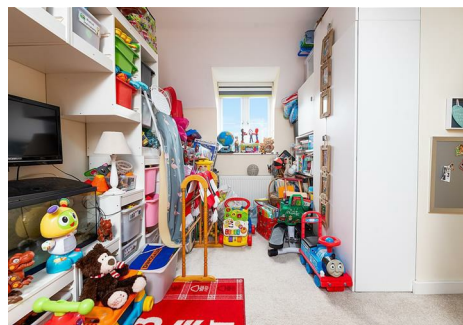
The property is located in the popular village of Kegworth. With excellent transport links, it is within commuting distance of Nottingham, Derby, Leicester and London, close to the M1 motorway and with regular trains to St. Pancras from East Midlands Parkway railway station. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The village is also



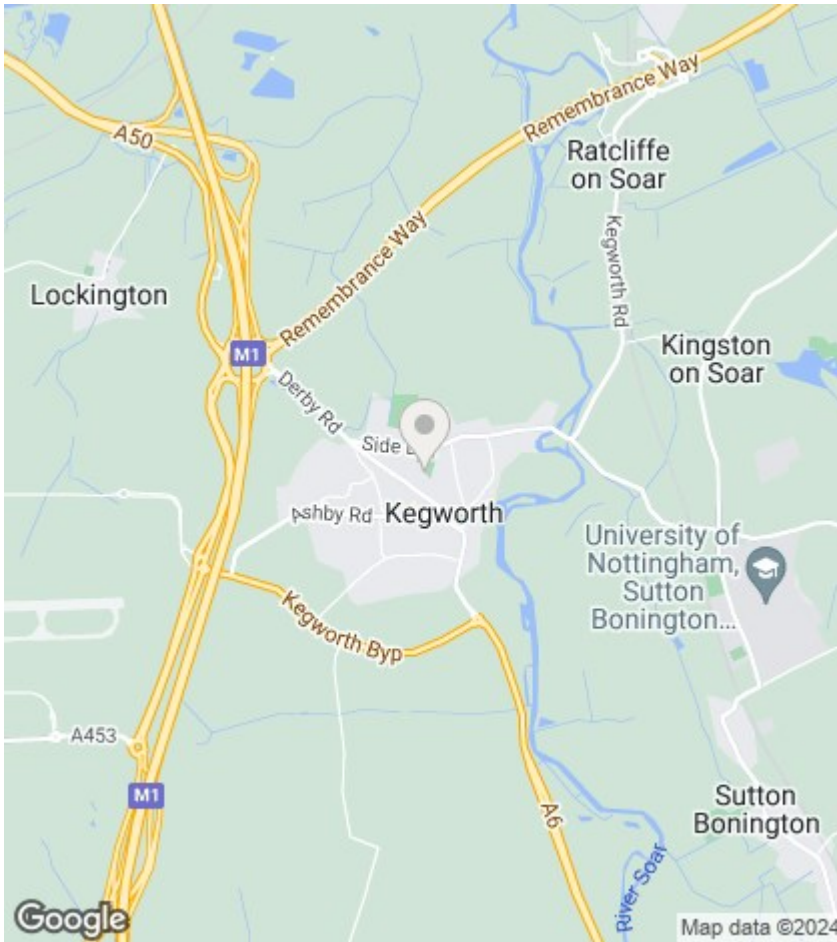
close to the Sutton Bonington Campus of Nottingham University.











## Directions

## Viewings

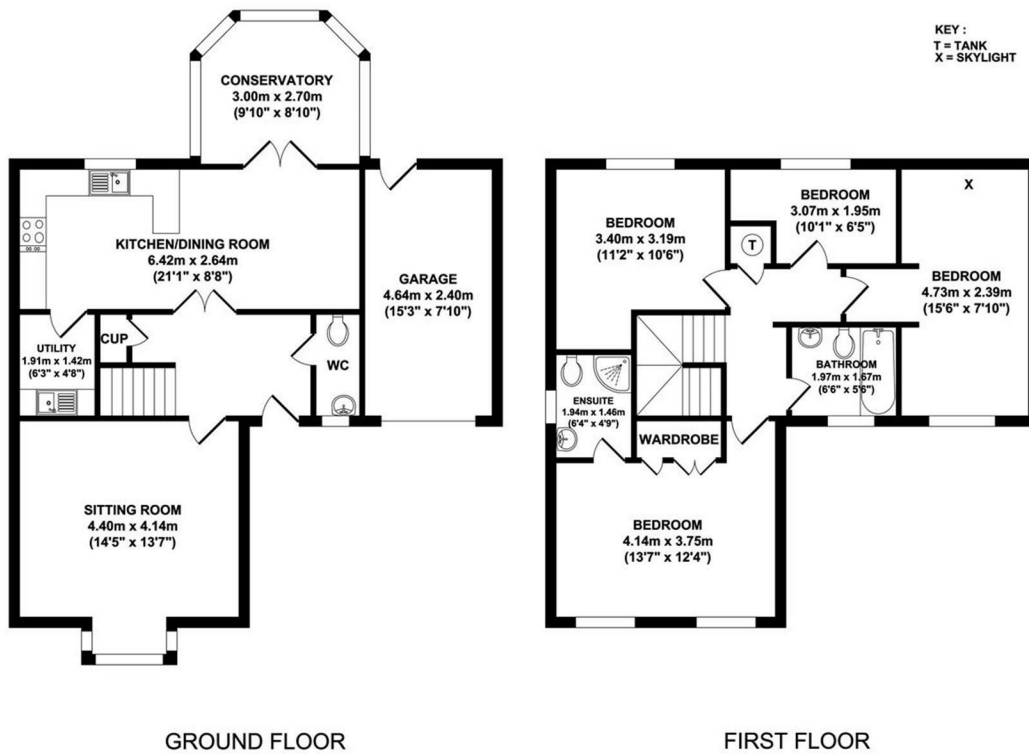
Viewings by arrangement only. Call 01509 674140 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	
(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	

## 29 Hollands Way



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.