



84 Whatton Road, Kegworth, Derby, DE74 2DT

£460,000

- No onward chain
- 3-5 bedrooms
- Stunning landscaped gardens
- Flexible living
- Newly extended and refurbished
- Open plan living/dining
- Turnkey
- 4 bath/shower rooms, inc. ground floor
- Ample driveway
- High end kitchen

84 Whatton Road, Kegworth DE74 2DT

****No onward chain**** Newly extended and refurbished, this stunning turnkey home is available to market with no onward chain. The current owners have extended and renovated the property to a high specification, including but not limited to a new boiler and central heating system, new electrics, new kitchen, new bath and shower rooms, plastering throughout, an oak staircase, doors and windows, garden landscaping, decor and flooring. The finish is high spec and neutral, allowing new owners to put their own personal touches on the property.



Council Tax Band: D



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The house has 3-5 bedrooms as two of the ground floor rooms have ensuite shower rooms, making them ideal bedrooms but both rooms have flexible use and can be used as reception rooms if preferred.

In brief, the property comprises of a large open plan lounge/diner with two sets of double doors leading out to the patio area of the stunning landscaped rear garden, a high end kitchen with double doors opening on to the dining area, 2 additional ground floor reception rooms/bedrooms both with ensembles, 3 first floor bedrooms including a master with ensuite and walk-in wardrobe, a family bathroom, large driveway and front and rear gardens.

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, with regular trains to St. Pancras from East Midlands Parkway railway station and close to the M1 motorway. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The village is close to the Sutton Bonington Campus of Nottingham University. Kegworth has a range of amenities including a doctor's surgery, restaurants, popular pubs and a well stocked Cooperative supermarket.

Ground floor

Living/dining room
27'11" x 10'9"

Large open plan lounge/diner with lots of natural light. This great space has two sets of sliding doors out to the rear garden and double doors to the kitchen, allowing open plan living. The space is neutrally decorated with white walls and grey flooring.

Kitchen

14'4" x 10'9"

Newly installed, modern kitchen with a range of grey base and wall units, range cooker with extractor fan, double sink with mixer tap and drainer, integrated dishwasher, modern radiator and space for a fridge freezer. The kitchen is another light and bright space with modern decor including white tiles to the walls and grey, laminate flooring. There is a uPvc door leading out to the side of the house, a door into the hallway and double doors to the dining area of the open plan living/dining room.

Flexible reception/bedroom

12'4" x 11'10"

Currently laid out as a home office this room has flexible use and an ensuite shower room, it would therefore make an ideal bedroom for guests, teenagers or an elderly person. There is mezzanine storage and the room is finished with grey carpeting and white decor.

Ensuite

Modern shower room with a 4 piece suite comprising a shower cubicle, hand basin, WC and bidet. The ensuite is finished with contemporary grey flooring and white tiles to the walls.

Flexible reception/bedroom 2

12'2" x 7'8"

Currently used as an additional lounge this flexible room could be used as another bedroom as it also benefits from an ensuite shower room. The space is finished with grey carpeting and neutral white decor. It has a front facing aspect.

Ensuite

Modern shower room with a three piece suite comprising a shower cubicle, hand basin and WC.

First floor

Master bedroom

18'2" x 11'3"

The master bedroom has a stunning valuted ceiling, a walk in wardrobe/storage and neutral decor. It has a front facing aspect.

Ensuite

Modern ensuite shower room with shower cubicle, hand basin and WC. the ensuite is finished with contemporary flooring and white tiling.

Family bathroom

Modern bathroom with a white suite comprising a full length bath with shower over, WC and hand basin with vanity unit. There is a modern ladder style radiator, contemporary patterned flooring and grey marble effect aquabords to the walls.

Bedroom 2

14'0" x 10'7"

Double bedroom with eaves storage, a velux window, grey carpeting and neutral decor.

Bedroom 3

10'7" x 7'6"

Double bedroom with a front facing aspect, finished with grey carpeting and neutral white decor.

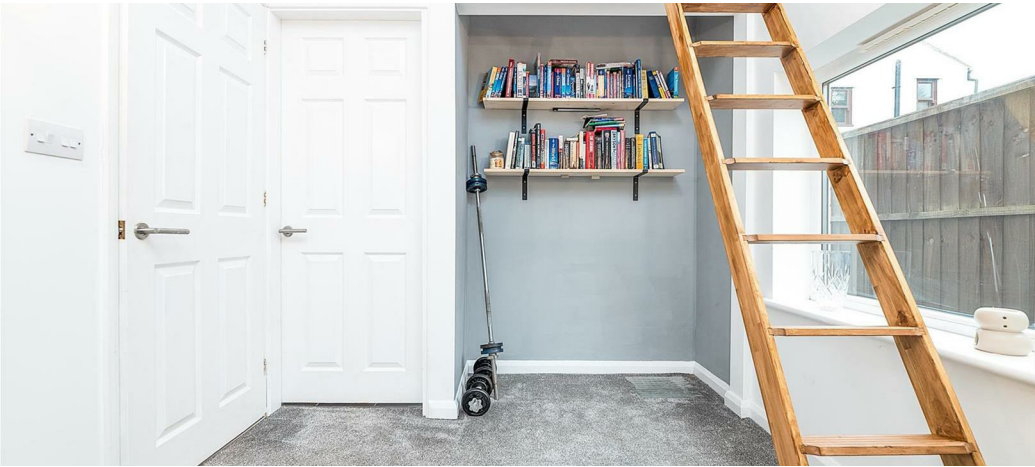
Outside front

To the front of the property is an extensive gravelled driveway allowing parking for multiple vehicles and an attractive front garden with lawn, mature trees, hedges and a fenced border to the front. The owners have rendered the property in a modern white render. Giving the home an attractive facade. There is side access to the rear of the property.

Outside rear

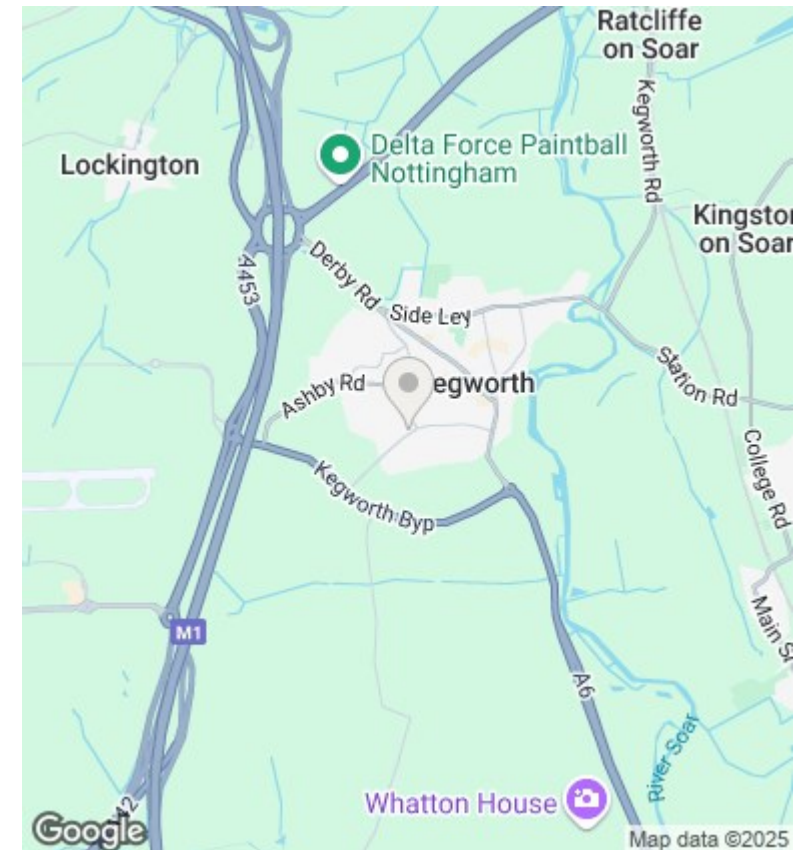
The stunning rear garden has been landscaped and has an extensive paved patio with steps down to the garden. The garden has a large area of lawn with a paved pathway leading to a seating area that is a quiet and private sun trap in the evenings. There are some mature trees including a cherry blossom, mature shrubs and hedges and a greenhouse and shed.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(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