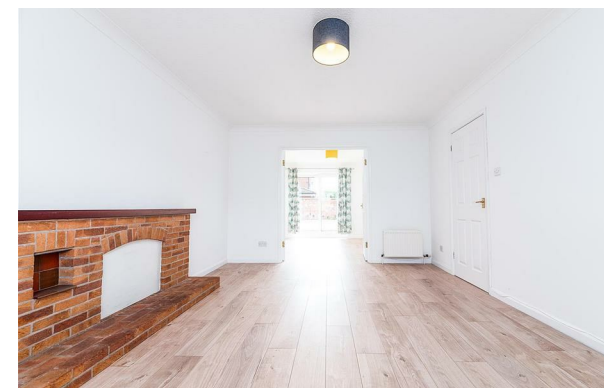




16 Heafield Drive, Kegworth, DE74 2GG

£340,000

- No onward chain
- Two reception rooms
- Detached with good sized end plot
- Integrated garage
- 4 double bedrooms
- Utility room
- Popular cul de sac location
- Master with ensuite
- Downstairs WC
- Short walk to local shops and amenities

16 Heafield Drive, Kegworth DE74 2GG

****No onward chain**** Great opportunity to own a 4 bedroom, detached home in the popular village of Kegworth. Modern, 4 bedroom family home ready to move into. Master with ensuite, downstairs WC, breakfast kitchen, a generous lounge, modern bathrooms, good sized garden, integrated garage and ample driveway.



Council Tax Band:



****No onward chain**** Great opportunity to own a 4 bedroom, detached home in the popular village of Kegworth. Modern, 4 bedroom family home ready to move into. Master with ensuite, downstairs WC, breakfast kitchen, a generous lounge, modern bathrooms, good sized garden, integrated garage and ample driveway. Located on a popular cul-de-sac in Kegworth.

Briefly comprising 4 double bedrooms including a master with ensuite, 2 generous reception rooms with open plan option, modern fitted kitchen, utility room, downstairs cloakroom, family bathroom, integrated garage with power, easy to maintain and private garden and a driveway for ample off-road parking. The property is located on an end plot so has a generous garden.

The house has recently been redecorated and had some new carpets fitted. It is decorated neutrally in modern whites and greys throughout, 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 throughout. A rare opportunity to purchase a sought after family home in the heart of Kegworth.

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 Sutton Bonington Campus of Nottingham University and close to some good schools like Kegworth County Primary School and Sutton Bonington Primary School.

Rooms

Ground floor

Living room
15'7 x 10'9

Generous lounge with brick feature fireplace, modern wood effect flooring and a front facing aspect. There is a uPvc double glazed bay window allowing in lots of light and double doors through to the second reception room which can be opened to create an open plan feel.

Dining room

11'9 x 11'1

The wood effect flooring continues through to the second generous reception room which has flexible use, it has a rear facing aspect and double doors from the lounge.

Breakfast kitchen

10'11 x 10'8

Modern kitchen fitted recently by the current owner. There are a range of white gloss floor and wall units, an integrated gas hob and double oven, breakfast bar, dishwasher and double sink with mixer tap and drainer. There are tiles to the walls and modern wood effect flooring to the floor. A triple uPvc window lets in lots of light and provides a view over the rear garden.

Utility room

10'8 x 5'3

Spacious utility room with access to the rear garden and to the garage. It houses the modern Ideal combi boiler which has a current gas safety certificate. There are additional storage units and space for both a washing machine and tumble dryer.

Garage

16'9 x 8'5

Integrated garage with power and light, it is big enough for a car or could even be converted into additional living space.

Downstairs WC

Useful cloakroom with a WC and hand basin.

First floor

Bedroom 1

14'11 x 10'10

Good sized double bedroom with a front facing aspect and neutral decor. It has a modern ensuite shower room.

Bedroom 2

12'9 x 10'10

Good sized double bedroom with a rear facing aspect and neutral decor. It has recently been recarpeted with a modern grey carpet.

Bedroom 3

12'5 x 9'6

Double bedroom with a front facing aspect and neutral decor.

Bedroom 4

12'9 x 8'1

Double bedroom with a rear facing aspect and neutral decor.

Ensuite

6'7 x 5'9

Modern shower room with contemporary white tiles to the walls, modern grey wood effect lino to the floor and a white suite comprising a shower cubicle, a WC and hand basin.

Bathroom

7'11 x 6'2

Modern bathroom with contemporary grey tiles to the walls, modern grey wood effect lino to the floor and a white suite comprising a full sized bath with shower over and glass shower screen, a WC and hand basin.

Outside

To the front of the property is a driveway for off-road parking leading to the garage, a front lawn and paved pathway leading to the front door. The lawn could be converted to additional parking if desired. There is a gated side passage leading to the rear garden.

The rear garden has a large lawned area, a paved patio, shed to the side of the house and an attractive red brick wall to the rear. It is one of the more generous gardens on the street as the house is located on an end plot. The garden is easy to maintain but for a keen gardener it is also a spacious blank canvas which benefits from plenty of sunlight being East facing.





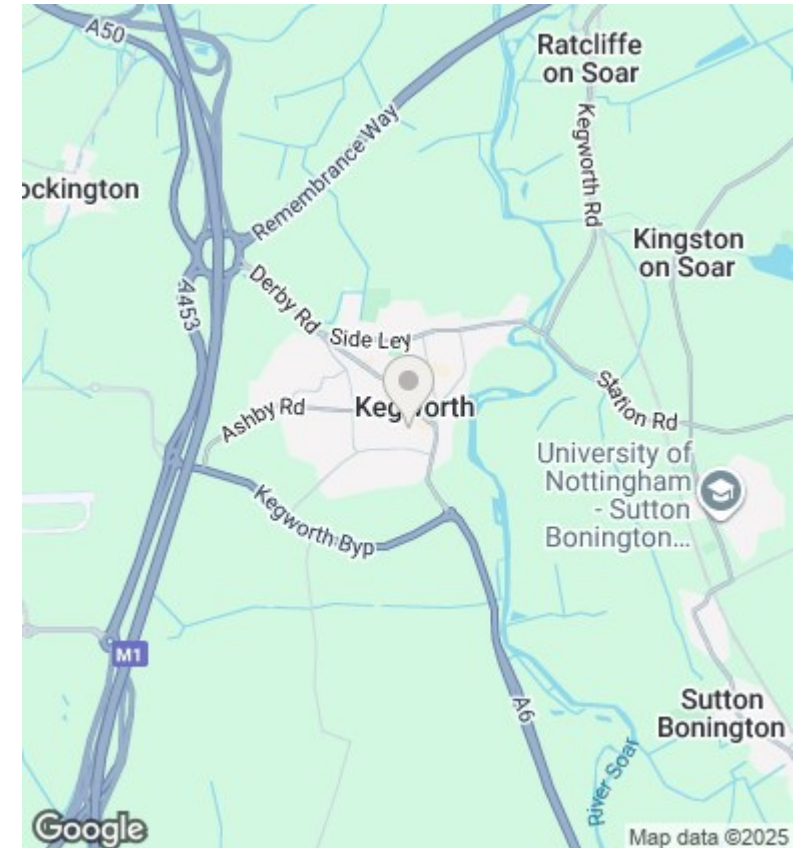
▼ Ground Floor



▼ 1st Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Directions

Viewings

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

Council Tax Band

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

70