



28 Howard Drive, Kegworth, Derby, DE74 2AG

£380,000

- Modern and very well maintained
- Stunning kitchen diner
- Garage with power and light
- Sought after location
- 4 bedrooms, master with ensuite
- 2 additional reception rooms
- Driveway
- Podpoint electric charger
- Downstairs WC
- Garden with lawn and patio

28 Howard Drive, Kegworth DE74 2AG

Immaculate, 4 double bedroom family home situated in a quiet spot in the sought after village of Kegworth. This beautiful detached home has a luxurious finish with bespoke, high quality fixtures, fittings and décor throughout. Built 10 years ago it has had some additional upgrades since.



Council Tax Band: E



Immaculate, 4 double bedroom family home situated in a quiet spot in the sought after village of Kegworth. This beautiful detached home has a luxurious finish with bespoke, high quality fixtures, fittings and décor throughout. Built 10 years ago it has had some additional upgrades since.

Beautifully designed and nestled on a large quiet plot on a sought after modern development, the property comprises 4 double bedrooms including a master with en-suite shower room, three reception rooms, stunning kitchen diner large enough to incorporate a living area, utility room, downstairs cloakroom, modern good quality bathroom replaced since the house was built, brick built garage with power, rear garden and driveway.

The house is neutrally decorated 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.

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.

Ground Floor

Well decorated with high quality carpeting, the entrance hall is spacious and welcoming, with a central staircase leading to a first floor galleried landing, with a spacious storage cupboard.

The largest room on the ground floor is the stylish kitchen diner. This stunning room has been recently re-decorated, patio doors have been added since the property was built, allowing in lots of light making it a great place to entertain. The kitchen diner is large enough to incorporate a living area should the new owners wish. The kitchen itself features a range of cream gloss wall and base units, with stylish worktops and sink newly added by the current owners. There is an integrated fridge freezer, dishwasher and double fan oven, and an electric induction hob, with a stainless steel hood. The kitchen diner benefits from two skylights which together with the upvc patio doors and two further windows provide natural light and give the space a bright and spacious feel. There is access through to the garden via double doors as well as access into the utility room.

The utility room has fitted wall and base units, a stainless steel sink and drainer, plumbing

for a washing machine and space for a tumble dryer.

Off of the entrance hall to the right of the staircase is the biggest of the three reception rooms. Currently set out as the lounge, it has a feature fireplace with a wooden surround and double doors with access and views over the garden to the rear of the property. The lounge has been neutrally carpeted and decorated. Leading off from the left hand side of the entrance hall is the second of the three reception rooms, currently set out as a study and formerly used as a gym, it has flexible use and a window with a front facing aspect. The third of the three reception rooms is to the right of the entrance hall and is currently utilised as a study again with front facing aspect through a feature bay window. This could equally be used as a playroom or additional lounge space.

The downstairs cloakroom completes the ground floor, featuring a white suite with low level WC and hand basin.

First floor

Climbing the stairs to the first floor one arrives onto the airy landing. Straight ahead is the entrance to the family bathroom. This modern bathroom has been redone since the house was built and has a white suite featuring a shower cubicle with contemporary grey aqua boards and a glass screen, low level WC and hand basin with fitted vanity unit and storage cupboards, radiator and dark grey, modern flooring.

There are four double bedrooms leading off from the landing, two with rear aspect and two with front facing aspect, three of the bedrooms feature fabulous fitted wardrobes. The master bedroom boasts an ensuite, featuring a shower cubicle, low level WC, hand basin and radiator.

Outside

Arriving at the property there is a pretty façade with its attractive windows, it has a paved path leading up to it which is flanked on each side by blue slate.

The driveway leads around the side of the property to the brick built garage. The garage has a remote controlled roller door, power and light. There is also a door leading from the side of the garage to the rear garden.

There is a Podpoint electric car charger fitted.

To the rear of the property is the easy to maintain garden. It is mainly laid to lawn with a large surrounding patio which is a perfect spot for alfresco dining in the spring and summer months. The garden is fenced on all sides and has a useful shed.

Measurements

Kitchen/living/diner
16'11 x 16'6

Sitting Room
14'8 x 11'5

Dining room
10'3 x 8'6

Study
9'3 x 8'8

Utility room
6'9 x 6'0

WC

Master bedroom
12'6 x 11'4

Ensuite
7'8 x 4'6

Bedroom 2
13'5 x 10'3

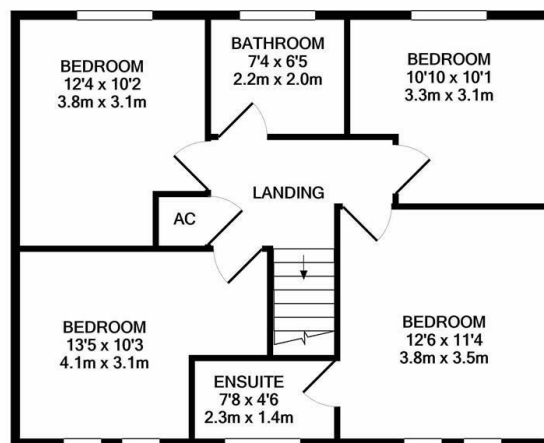
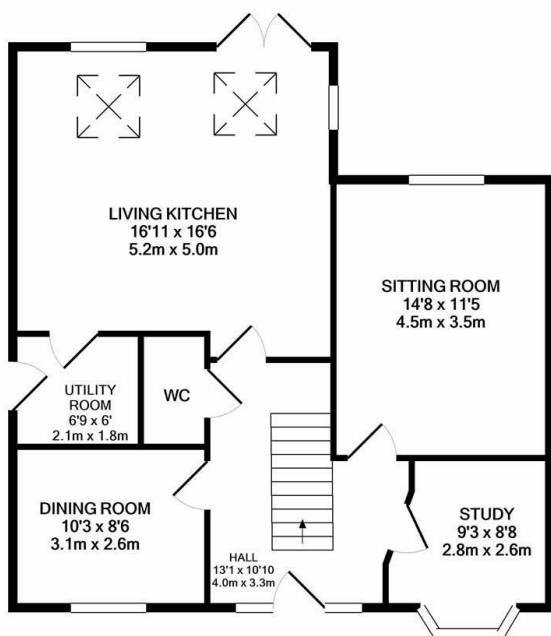
Bedroom 3
12'4 x 10'2

Bedroom 4
10'10 x 10'1

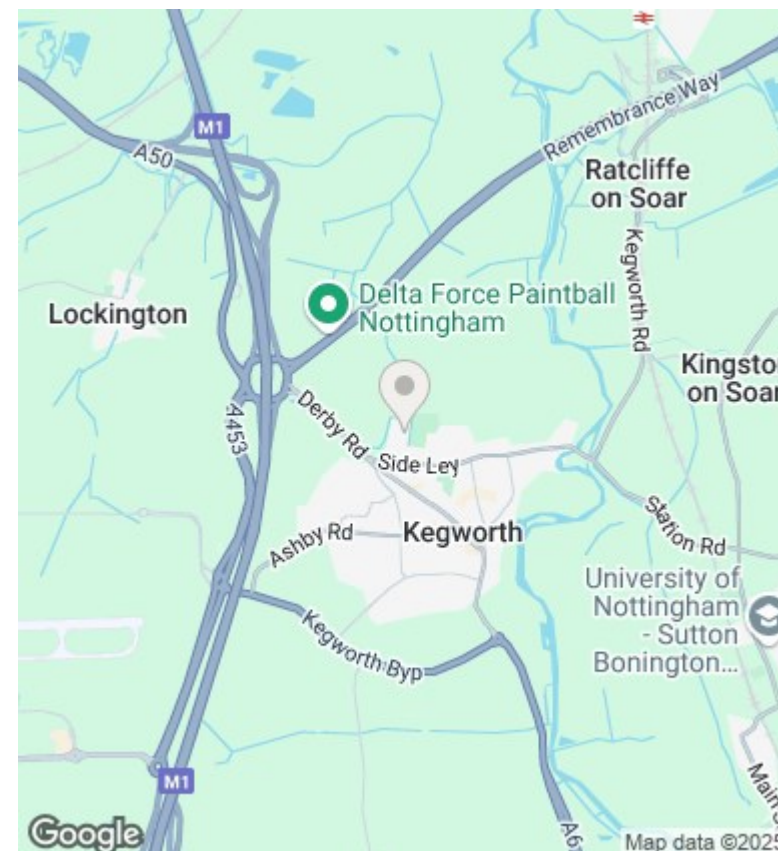
Bathroom
7'4 x 6'5







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 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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(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		