



Foxhills, Kegworth



£260,000

- DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- KITCHEN DINER
- GAS CENTRALLY HEATED
- FOR SALE WITH NO CHAIN
- FREEHOLD
- EPC rating D



This substantial three bedroom detached bungalow is for sale with no upward chain and spans an impressive 1,128 square feet when including the garage which could be amalgamated and brought into the accommodation if required.

Fully double glazed and gas central heated, there are two double bedrooms, the main of which has built in furniture and a particularly well proportioned third bedroom.

The lounge diner is to the rear of the property and benefits from a westerly aspect measuring over seven metres in length.

The kitchen diner has a dual aspect with both rear and side elevation double glazed windows and corresponding side access door, a built in four ring gas hob, electric double oven and grill, plumbing for washing machine and dishwasher respectively.

The bathroom and wc are separate with a spacious two piece bathroom and a cupboard housing the hot water cylinder with cupboard above. The separate wc has a refitted low level dual flush Ideal toilet with bracketed wash hand basin.

Outside at the front the driveway provides off road car parking with garden either side of the garage. The garage has its own inspection pit. A path leads to the left hand elevation to the rear via a timber gate and here the feature garden is mainly laid to lawn fully enclosed by a mixture of timber fencing and natural hedge which provides a pleasant barrier to the open fields beyond. There is also an outside store which houses the Vallant combination boiler.



The property has excellent potential and Kegworth village itself has proximity to the M1, M42, Derby, Leicester & Nottingham, Parkway railway station at Ratcliffe on Soar and of course East Midlands Airport.

To find the property, from Kegworth village centre proceed along Whatton Road, just before the top of the hill turn right into Foxhills, the property is situated on the left hand side identified by the agent's 'For Sale' board.

PORCH 0.93m x 0.87m (3'1" x 2'11")

MAIN HALL 4.73m x 0.81m (15'6" x 2'8")

LOUNGE DINER 7.21m x 3.81m (23'8" x 12'6")

KITCHEN DINER 3.84m x 3.20m (12'7" x 10'6")

BEDROOM ONE 4.17m x 3.24m (13'8" x 10'7")

BEDROOM TWO 3.25m x 3.07m (10'8" x 10'1")

BEDROOM THREE 3.27m x 2.31m (10'8" x 7'7")

BATHROOM 2.29m x 1.99m (7'6" x 6'6")

SEPARATE WC 2.20m x 0.79m (7'2" x 2'7")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band D.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





Ground Floor

Approx. 104.8 sq. metres (1128.1 sq. feet)



Total area: approx. 104.8 sq. metres (1128.1 sq. feet)



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