



Bridgefields, Kegworth



£260,000

- DECEPTIVE SEMI DETACHED
- EXTENDED ACCOMMODATION
- THREE BEDROOMS
- LIVING DINING KITCHEN
- GROUND FLOOR WC
- SEPARATE UTILITY ROOM
- FREEHOLD
- EPC rating D



This deceptive and extended semi detached property is nestled on the edge of the village with riverside and country walks around the corner along with excellent commuter links at M1 motorway junction 24 and excellent range of village amenities just a short distance away.

The interior offers a bright and airy feel throughout and would make a great home for the professional couple or growing family and in particular featuring a rear facing living dining kitchen.

Enter the home from a side hallway with handy ground floor wc off and into the full width living dining area which has wood laminate flooring with French doors leading out in to the garden ideal for summer entertaining and centred around a cast iron stove style living flame effect gas fireplace.

The living area is open plan to the kitchen which features a quality comprehensive range of shaker style base, drawers and eye level units with integrated appliances including built in stainless steel electric oven with warming drawer beneath, dishwasher, fridge freezer, five ring induction hob and extractor. The kitchen area has ceramic tiled flooring, overlooks the rear garden and with a half glazed door leading into a handy utility room which has plumbing for a washing machine and space for a tumble dryer, a range of base unit cupboards with worktop, tiled floor and French doors leading out in to the garden.



Leading off the dining area is a cosy lounge overlooking the front driveway and centred around a living flame effect gas fireplace.

Upstairs there are three bedrooms (two double) with bedroom one having both a double and single built in wardrobe and enjoying river and countryside views to the front elevation. Bedroom two also has a built in wardrobe, number three is a single size overlooking the garden and the shower room completes the accommodation which has a corner shower enclosure with mixer shower with rain style shower head and separate attachment, vanity style sink, low level wc and chrome heated towel radiator.

Bridgefields is a unique location whereby the property fronts a pedestrian path but also having vehicular access to the front where there is a driveway for enough parking for three to four cars and access to the front entrance door.

The pretty mature rear lawn garden has borders, shrubs, flowers and maturing trees, a large garden shed, elevated sundeck immediately to the rear of the property and there is gated access leading along side next doors garden and out on to Station Road.

Good to know: The property has uPVC double glazing throughout. Gas central heating powered by a Baxi combination boiler located in the kitchen. For sale with no chain.

To find the property, proceed in to Kegworth on the A6 dual carriageway on London Road where upon the sharp left hand bend you should turn right on to Nottingham Road. Continue to the cross junction turning right into Station Road and head almost out of the village where you should take the last turning right prior to the sharp right hand bend in to what would appear to be a car park and where the property is situated around to the right hand side as identified by the agent's 'For Sale' board.



ENTRANCE HALL 1.41m x 1.21m (4'7" x 4'0")

GROUND FLOOR WC 1.35m x 1.21m (4'5" x 4'0")

LIVING DINING KITCHEN 7.00m x 3.29m (23'0" x 10'10")

KITCHEN AREA 3.94m x 2.49m (12'11" x 8'2")

UTILITY ROOM 4.00m x 1.35m (13'1" x 4'5")

LOUNGE 4.00m x 3.39m (13'1" x 11'1")

BEDROOM ONE 3.62m x 3.38m (11'11" x 11'1")

BEDROOM TWO 3.04m x 3.40m (10'0" x 11'2")

BEDROOM THREE 2.51m x 2.02m (8'2" x 6'7")

SHOWER ROOM 1.84m x 1.55m (6'0" x 5'1")





SERVICES & TENURE

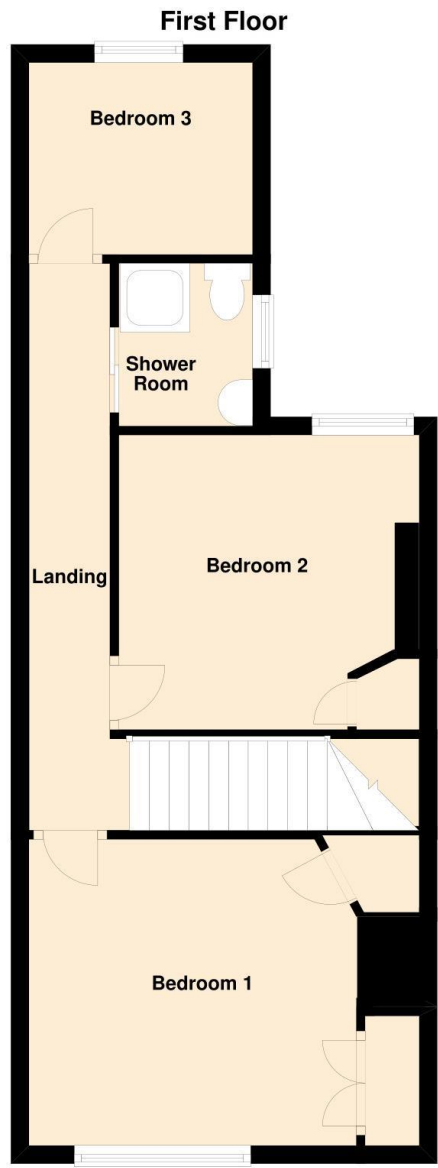
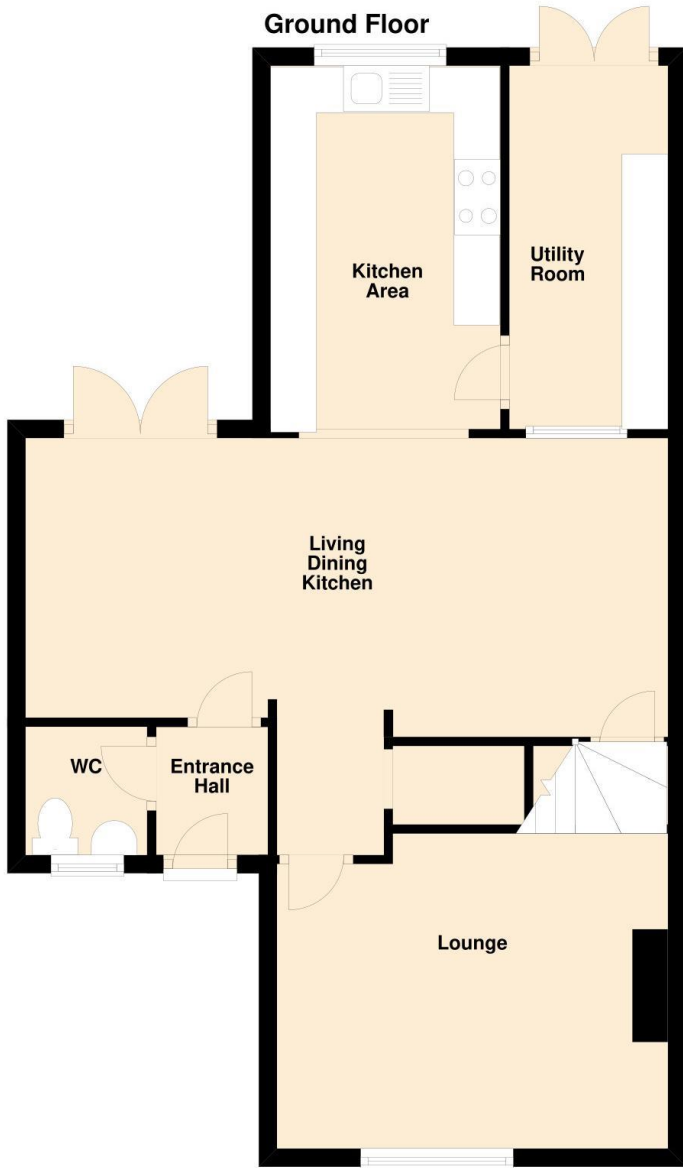
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band B.

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.





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