



Windmill Way, Kegworth



**£365,000**

- STUNNING DETACHED HOME
- ENLARGED ACCOMMODATION
- FOUR BEDROOMS
- LIVING DINING KITCHEN
- GARDEN ROOM EXTENSION
- LARGE UTILITY ROOM
- FREEHOLD
- EPC rating D



A simply stunning enlarged detached family home featuring a "Wow Factor" contemporary interior, finished to a high specification, making this a dream home we know you will fall in love with!

The property occupies this highly convenient cul-de-sac location, offering swift access to excellent commuter links, including the M1 motorway network at junction 24, East Midlands Airport and the Gateway Hub (Amazon etc) and being situated towards the edge of the village, there are countryside walks just a short stroll away.

Enter through the hallway, offering plenty of space to kick off the shoes and coats and with a handy ground floor WC and impressive oak flooring which runs throughout the entire ground floor.

Off the hallway is a large utility room offering lots of kitchen cupboard storage and plumbing for a washing machine.

It's at the rear though that the property really comes to life, with the current vendors creating a wonderful partially open plan living, dining kitchen with a full width lounge diner that has French doors leading out into the garden ideal for summer entertaining and leading off here is a curved uPVC double glazed garden room extension with full height glazed windows bringing the outside in and another door leading out on to the patio.



The beautiful and stylish kitchen is 'L' shaped to the lounge diner, shaker style with a comprehensive range of base, drawers and eye level units. Space for a range oven with electric cooker point and stainless steel extractor, integrated dishwasher and space for an American style fridge freezer along with solid wood butchers block style work surfaces and a quality porcelain sink.

Upstairs there are four generous bedrooms (three double) with bedrooms one and two overlooking the rear gardens with bedroom four currently kitted out as a home office. The contemporary shower room completes the accommodation and this includes an inset fully tiled shower enclosure with mixer shower having a rain style shower head with separate attachment, oversized vanity style wash hand basin with WC, heated towel radiator, extractor fan and window.

The property is nestled into a lovely position, having a driveway to the front, leading to the attached single garage with up and over door, light, power and a fully boarded loft with large hatch and lights. Gated access to the side leads around to a well planted rear garden having a landscaped full width paved patio, planted borders, flowers and maturing trees and space behind the garage for a large garden shed.

Good to know: The property has uPVC double glazing throughout. Gas central heating powered by a combination gas central boiler located in a larder cupboard within the kitchen.

To find the property, proceed into Kegworth along the A6 dual carriageway entering on London Road, through the Market Place and left on to High Street. High Street becomes Ashby Road, where at the top of the hill you should turn right on to Suthers Road and next left in to Windmill Way where the property is situated immediately on the right hand side as identified by the agent's 'For Sale' board.



ENTRANCE HALLWAY 1.84m x 4.73m (6'0" x 15'6")

GROUND FLOOR WC 0.74m x 1.64m (2'5" x 5'5")

LOUNGE DINER 4.9m x 7.05m (16'1" x 23'1")

GARDEN ROOM EXTENSION 3.26m x 1.89m (10'8" x 6'2")

KITCHEN 2.49m x 4.16m (8'2" x 13'7")

UTILITY ROOM 2.43m x 3.38m (8'0" x 11'1")

LAN 1.85m x 3.54m (6'1" x 11'7")

BEDROOM ONE 3.35m x 3.44m (11'0" x 11'4")

BEDROOM TWO 2.53m x 3.55m (8'4" x 11'7")

BEDROOM THREE 2.67m x 3.57m (8'10" x 11'8")

BEDROOM FOUR 2.45m x 2.55m (8'0" x 8'5")

FAMILY SHOWER ROOM 2.59m x 2.56m (8'6" x 8'5")





## 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

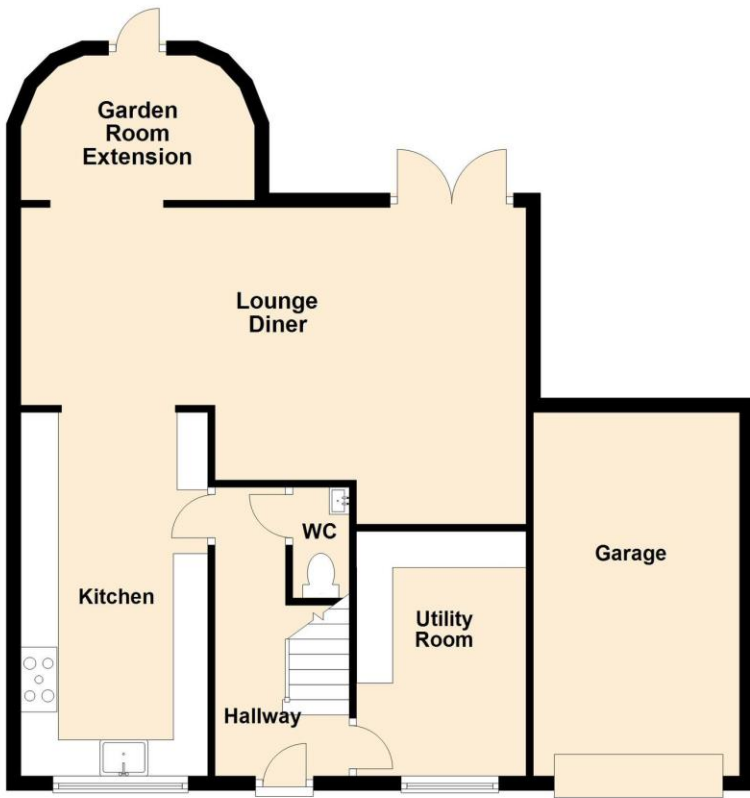
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

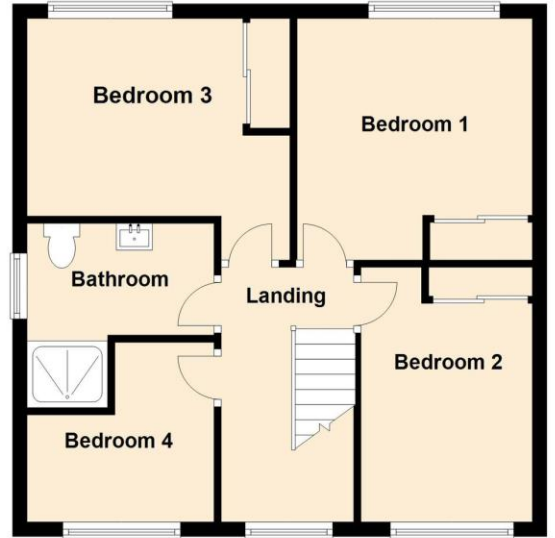
### Ground Floor

Approx. 79.1 sq. metres (851.4 sq. feet)

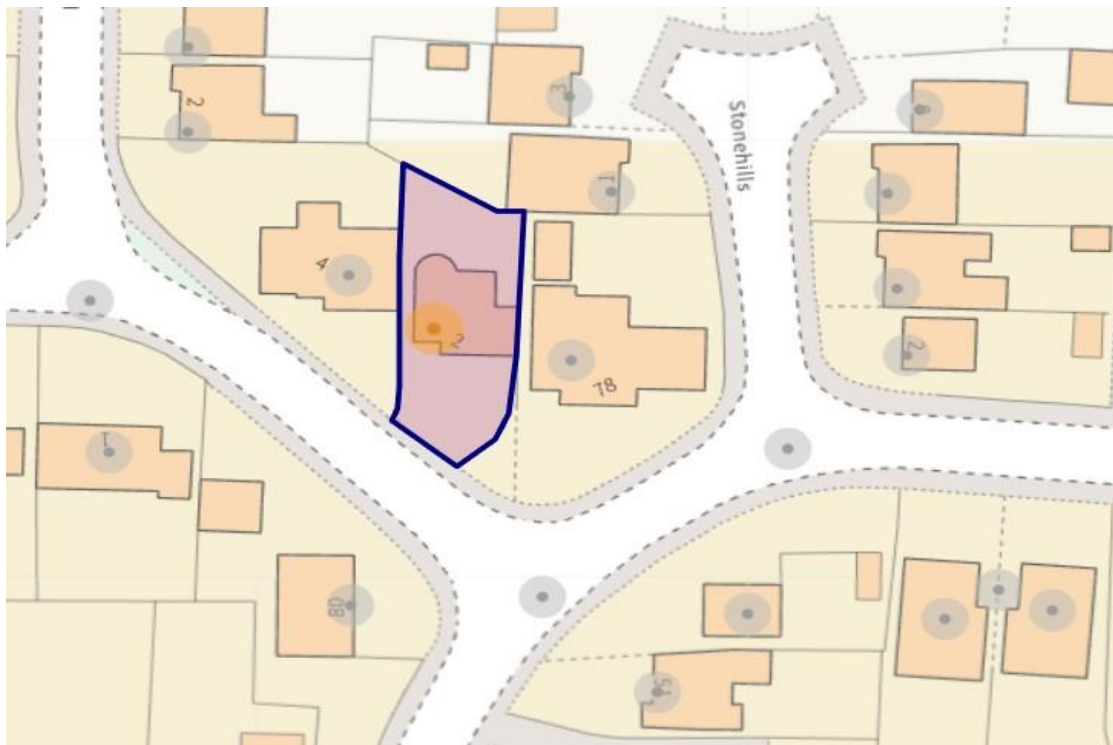


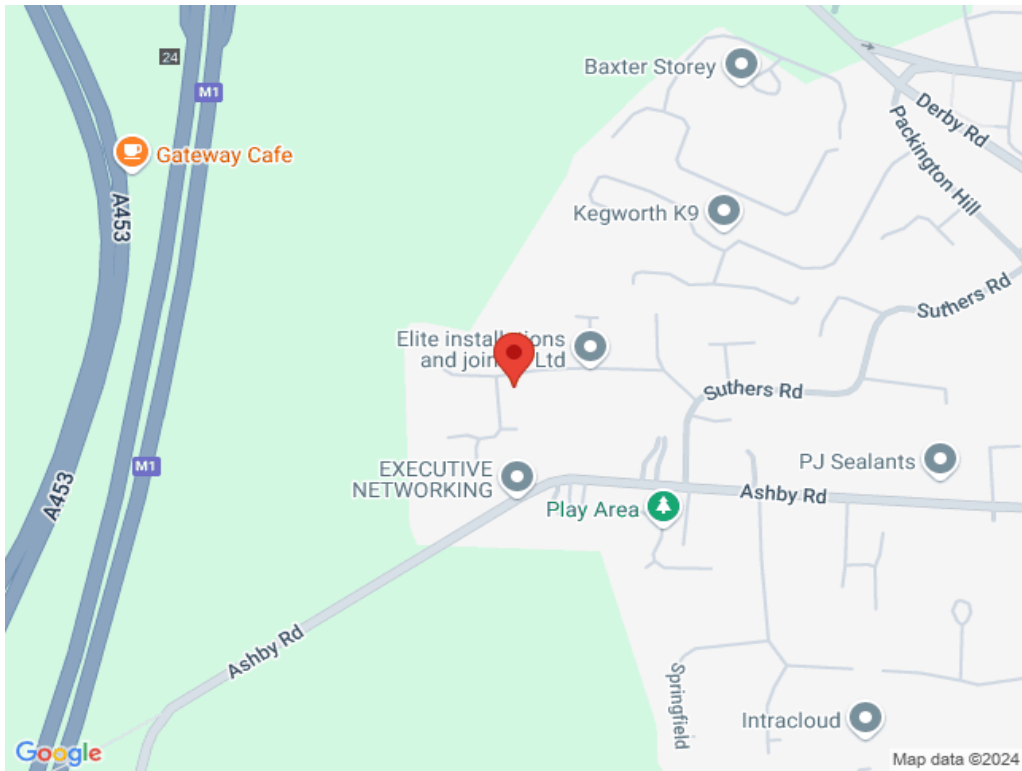
### First Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



Total area: approx. 125.5 sq. metres (1350.7 sq. feet)





Newton Fallowell Loughborough

01509 611119  
loughborough@newtonfallowell.co.uk