



Frederick Avenue, Kegworth



£175,000

- MODERN SEMI DETACHED
- TWO GOOD SIZE BEDROOMS
- OPEN PLAN LIVING DINING KITCHEN
- GROUND FLOOR WC/UTILITY ROOM
- TWO CAR DRIVEWAY
- PRIVATE REAR GARDEN
- FREEHOLD
- EPC rating B



A modern and stylish semi detached property which would make a great home for professionals seeking excellent commuter links, first time purchasers or investor for rental.

The bright and airy interior offers whitewashed walls and has a contemporary feel throughout whilst occupying this highly convenient quiet cul-de-sac location.

Enter through the hallway which has plenty of space to kick off the shoes and coats and a handy ground floor WC/utility room which has plumbing for a washing machine.

The living dining kitchen spans the full length of the property with room for a dining table and sofa arrangement along with a high gloss handleless range of base, drawers and eye level cupboards with integrated fridge, freezer, dishwasher, stainless steel electric oven, four ring induction hob, extractor and ceiling spotlights and a rear full height glazed entrance door leading into the garden.

Upstairs there are two good sized bedrooms, with number one having a wardrobe style alcove, number two presently utilised as a home office and the bathroom neatly serves these two bedrooms.

The bathroom has a white suite with off tap over bath mixer shower with folding glass shower screen, chrome heated towel radiator, shaver point and extractor.



To the outside, there is a front two car side by side driveway and gated access to the side leading round to a fully enclosed rear lawn garden with paved patio and space for a garden shed.

Good to know: The property has uPVC double glazing throughout and gas central heating powered by an Ideal combination boiler located in the kitchen. For sale with no chain.

To find the property, proceed in to Kegworth from Loughborough along the A6 dual carriageway heading in on London Road where upon the sharp left hand bend you should turn right on to Nottingham Road. proceed to the cross junction turning left on to Sideley and second left in to Frederick Avenue where the property is situated on the left hand side as identified by the agent's 'For Sale' board.

ENTRANCE HALL 1.72m x 6.27m (5'7" x 20'7")

GROUND FLOOR WC/UTILITY 0.73m x 4.04m (2'5" x 13'4")

LIVING DINING KITCHEN 3.1m x 5.16m (10'2" x 16'11")

BEDROOM ONE 2.44m x 3.1m (8'0" x 10'2")

BEDROOM TWO 2.19m x 2.42m (7'2" x 7'11")

BATHROOM 1.6m x 2.25m (5'2" x 7'5")

SERVICES & TENURE

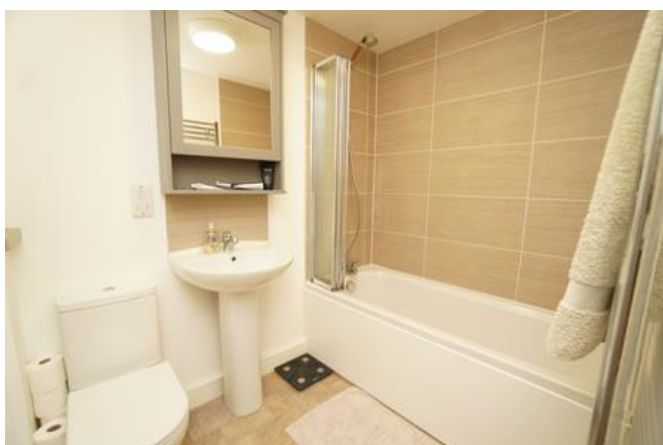
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band B.

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.







Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk