



Packington Hill, Kegworth



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£190,000

- END TOWN HOUSE
- TWO DOUBLE BEDROOMS
- POTENTIAL TO EXTEND
- CORNER PLOT
- GARAGE & DRIVE
- MODERN BOILER
- FREEHOLD
- EPC rating D



For sale with no chain, this spacious end of row semi detached town house has an established position within the village of Kegworth with pleasant views to the front and excellent communication links to the M1, M42, Derby, Leicester & Nottingham, notwithstanding Parkway Railway Station, East Midlands Airport and Amazon hub all within close proximity.

Ideal for the first time buyer, professionals or indeed investor, the property benefits from a corner plot and there is the potential to extend to the right hand elevation. (pending any suitable planning permission).

Initially on entry via the double glazed uPVC front entrance door is a modern radiator, a cupboard discreetly houses the modern electric circuit breaker and gas and electric meters respectively.

The lounge has an attractive double glazed bay window, the sill provides display area, the focal point to the room is a gas fire. Under the stairs is useful storage cupboard and the lounge is well proportioned.



The kitchen diner is to the rear and has two double glazed windows making for a light and airy space and this room faces south west. To the kitchen section, there's an integrated four ring electric hob with extractor above electric oven beneath, plumbing for washing machine and space for a fridge freezer. A range of cupboard units at both base and eye level along with a four drawer unit. The dining section has a modern radiator, both areas have recessed lighting. The Vallant boiler is a recent installation (approx two years old).

The design of these properties are popular with buyers due to the size of the bedrooms, at first floor the master is to the front has a double cupboard over the stairs and a front elevation double glazed window. Bedroom two is also well proportioned and has the south west aspect and a view over the feature rear garden.

The shower room has a mains shower within the cubicle, all elements have tiled splashbacks and on the landing is a useful storage cupboard which discreetly houses the hot water cylinder.

To the outside, at the front steps lead up to the front entrance door, there is then a low maintenance well stocked fore garden with lawn adjacent with coloured stones to the side. At the rear is a paved patio, a central lawn section, well stocked shrubs and enclosed by timber fencing. Unlike neighbouring properties, the garage is not in a nearby block but actually to the rear of the property with a timber gate providing access, the garage has benefitted from a replacement door, the drive provides off road car parking for a single vehicle.

To find the property, from Loughborough town centre along the A6 Derby Road, continue into the village of Kegworth. On entering the village pass the shops and turn left on to Ashby Road, half way along turn right on to Packington Hill where the property is situated on the left hand side identified by the agent's 'For Sale' board on the corner of Packington Hill and Suthers Road.

HALL

LOUNGE 3.49m x 4.94m (11'6" x 16'2")

KITCHEN DINER 2.33m x 4.08m (7'7" x 13'5")

FIRST FLOOR LANDING 0.6m x 1.59m (2'0" x 5'2")

BEDROOM ONE 3.17m x 4.11m (10'5" x 13'6")

BEDROOM TWO 2.31m x 3.17m (7'7" x 10'5")

SHOWER ROOM 1.61m x 2.34m (5'4" x 7'8")





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

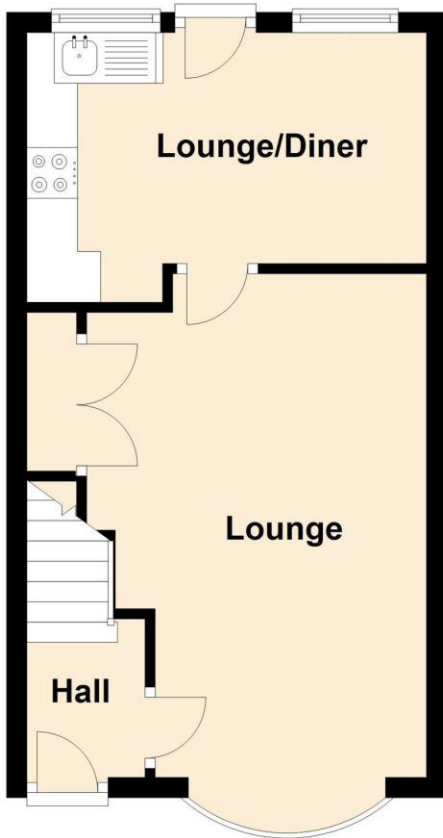
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

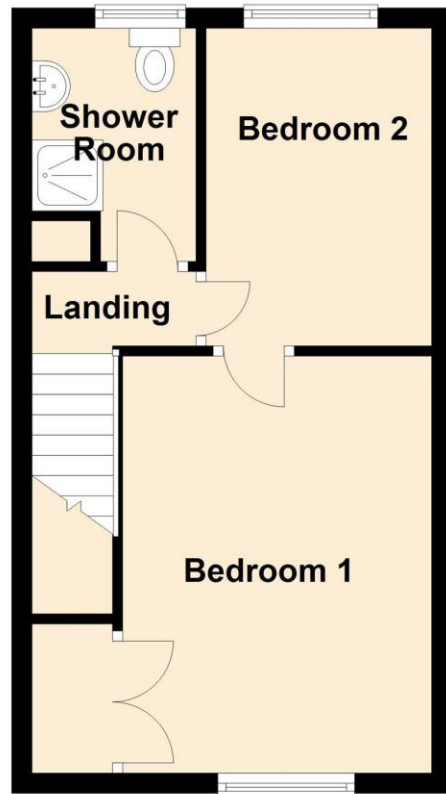
Ground Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 58.1 sq. metres (625.3 sq. feet)



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