



Stonehills, Kegworth



£255,000

- DETACHED PROPERTY
- THREE BEDROOMS
- FULL LENGTH LOUNGE DINER
- REAR FACING KITCHEN
- CUL-DE-SAC LOCATION
- FULLY TILED SHOWER ROOM
- FREEHOLD
- EPC rating C



This detached property has bright and airy rooms and offers an exciting chance to re-style and modernise the interior to a finish of your choice!

The home is for sale with no chain, has UPVC double glazing and gas central heating throughout and occupies this small cul-de-sac location offering swift access to commuter links at M1 via Junction 24 East Midlands Airport and Gateway Freeport as well as an excellent range of shops in the village Centre.

Enter through a useful porch and the hallway, this then leads into a full length lounge diner with plenty space for a sofa arrangement and dining table, sliding patio doors leading out into the garden and connecting door to the rear facing kitchen. The gas fire in this room has been decommissioned.

The kitchen offers a traditional range of base, drawers and eye-level units with built-in electric double oven, four ring gas hob (disconnected) and extractor, washing machine and space for a fridge freezer. There is a large understairs storage pantry with shelving and light, two windows and rear entrance door leading out into the garden.

Upstairs there are three bedrooms (two double) with number one enjoying a modern fitted range of full height wardrobes, bedside drawers and chest of drawers.



Bedroom three would accommodate a single size bed or would work as a home office and the fully tiled shower room has a walk-in style shower enclosure with mixer shower having a rain style showerhead, separate hand-held shower attachment, chrome heated towel radiator, ceiling spotlights and extractor.

To the outside the frontage is block paved with a tarmac side drive providing parking for approximately three cars and even space for a small car caravan or motorhome etc. Gated access to the side leads to a sunny aspect fully enclosed garden with patio area and all ready for landscaping to a choice of your finish.

Good to know; Property has UPVC double in throughout. Gas central heating powered by a Worcester combination boiler located in the kitchen. For sale with no chain.

To find the property, leave Loughborough along the A6 Derby Road passing through Hathern and continuing in to Kegworth along the A6 dual carriageway. Enter the village on London Road passing through the marketplace and turning left onto High Street. The road becomes Ashby Road where towards the top you should turn right onto Suthers Road and second left into Stonehills where the property situated upon the left side as identified by the agent For Sale board.

PORCH 1.5m x 0.95m (4'11" x 3'1")

HALLWAY 1.4m x 1.21m (4'7" x 4'0")

LOUNGE DINER 6.96m x 4.08m (22'10" x 13'5")

KITCHEN 4.86m x 3.21m (15'11" x 10'6")

BEDROOM ONE 3.33m x 2.5m (10'11" x 8'2")

BEDROOM TWO 3.49m x 2.71m (11'6" x 8'11")

BEDROOM THREE 2.58m x 2.3m (8'6" x 7'6")

SHOWER ROOM 2.42m x 1.66m (7'11" x 5'5")





SERVICES

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 C

DISCLAIMER

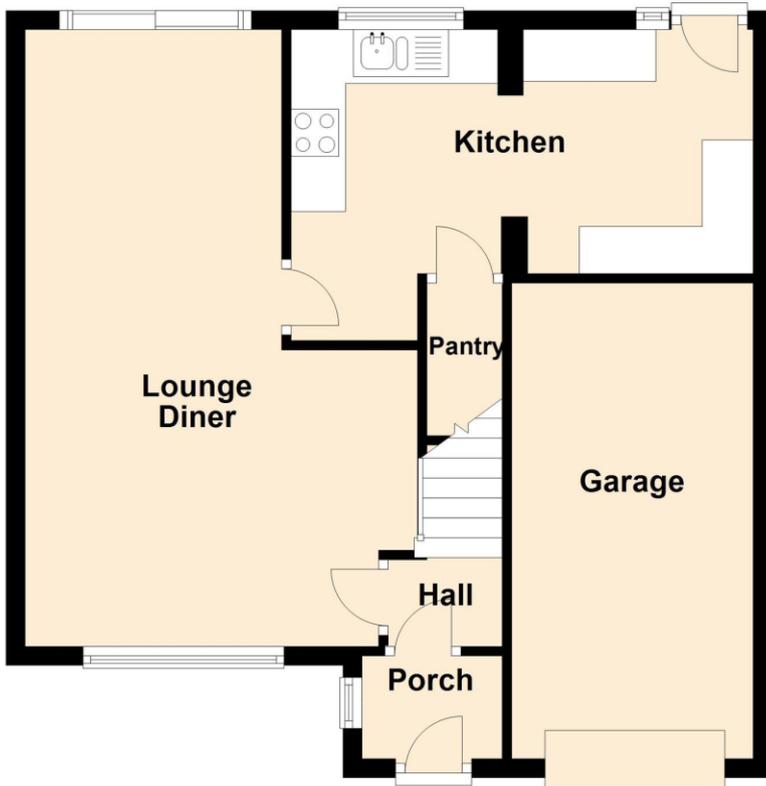
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

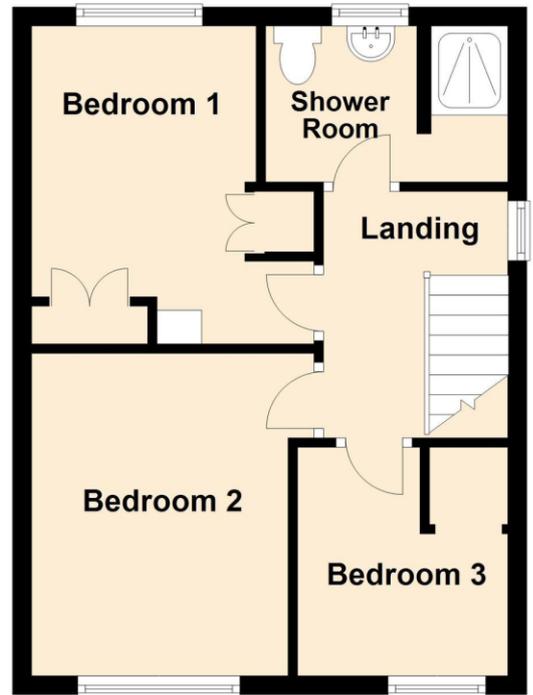
Ground Floor

Approx. 56.8 sq. metres (611.8 sq. feet)

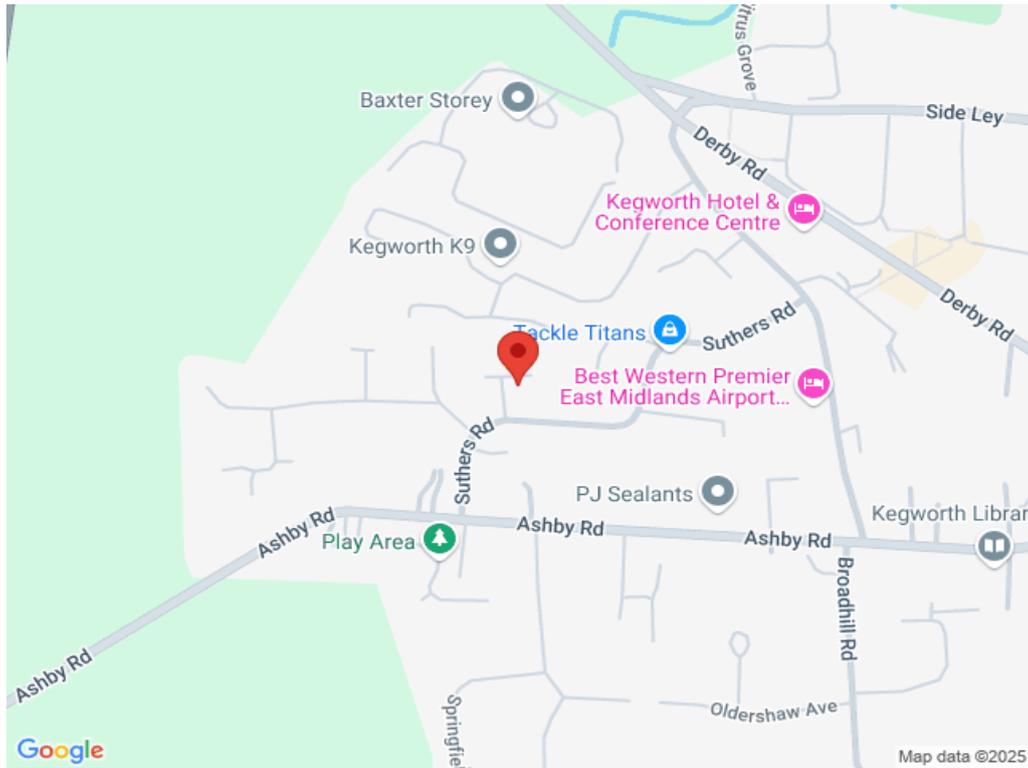


First Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 91.4 sq. metres (983.6 sq. feet)



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