



Station Road, Kegworth



**£275,000**

- FOUR BEDROOMS
- KITCHEN DINER
- FIELD VIEWS
- LARGE DRIVEWAY
- DOWNSTAIRS WC
- COMBI BOILER
- FREEHOLD
- EPC rating C



Situated in a charming village, this spacious four-bedroom semi-detached home offers the perfect balance of countryside living with modern convenience. A well-regarded local pub is just a short walk away, and scenic walking routes surround the area, making it ideal for anyone who buys this property.

Upon entering you will be welcomed with a large hallway, a snug room on your right and space for shoes and coats on your left-hand side, next to the stairs. The snug is a perfect place to relax with a large window allowing plenty of natural light.

Leading onto the lounge, this space is extremely versatile allowing the owner to either have a large living room or an additional dining space. Although the kitchen space is large enough to be utilised as a kitchen diner. In the kitchen you have a five ring gas hob and cooker with lots of storage for pots and pans, leading onto the utility/wash room. There is also a downstairs WC conveniently placed under the stairs with a window for ventilation.

Upstairs you're welcomed by a spacious landing and four double bedrooms. This property is modern throughout with a recently fitted bathroom and shower in the master bedroom.

Outside there is field views from the spacious garden allowing you to enjoy a countryside atmosphere all whilst being in a convenient village with a local pub within walking distance and plenty of shops, such as a butchers, co-op and local restaurants. At the front of the house there is ample parking for 4 cars and more availability to park on the road, which is unlikely to be needed.



**SITTING ROOM** 3.16m x 4.09m (10'5" x 13'5")

**LOUNGE** 5.58m x 4.09m (18'4" x 13'5")

**KITCHEN DINING ROOM** 2.81m x 4.82m (9'2" x 15'10")

**UTILITY ROOM** 2.22m x 2.78m (7'4" x 9'1")

**GROUND FLOOR WC** 0.96m x 2.78m (3'1" x 9'1")

**BEDROOM ONE** 3.57m x 3.24m (11'8" x 10'7")

**BEDROOM TWO** 3.17m x 3.33m (10'5" x 10'11")

**BEDROOM THREE** 3.17m x 3.24m (10'5" x 10'7")

**BEDROOM FOUR** 2.25m x 4.27m (7'5" x 14'0")

**BATHROOM** 2.08m x 2.25m (6'10" x 7'5")

Good to know: Gas central heating powered by an Ideal Logic plus combination boiler located in the utility room. UPVC double glazing throughout and a new consumer unit recently fitted.

To find the property: As you're coming off the M1 towards Kegworth turn onto Derby Road, then turn left onto Sideley Road following onto Station Road where the property is situated on the left hand side identified by the agent's For Sale board.

## 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

## 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.

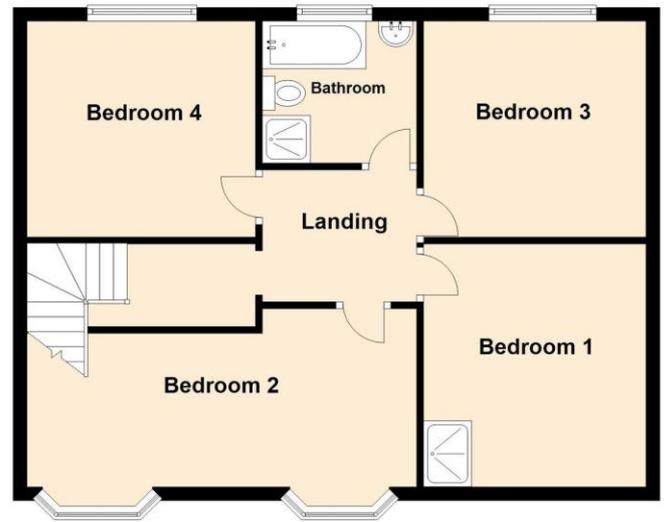




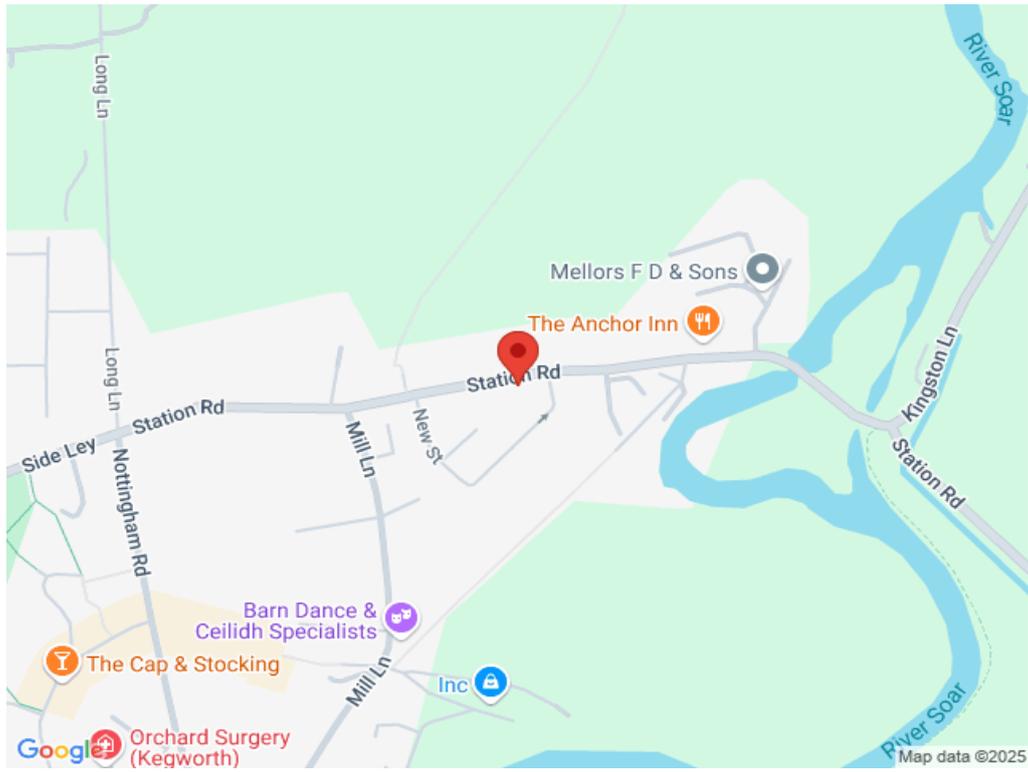
**Ground Floor**  
Approx. 859.2 sq. feet



**First Floor**  
Approx. 666.2 sq. feet



Total area: approx. 1525.4 sq. feet



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