



Packington Hill, Kegworth



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£197,000

- END OF ROW PROPERTY
- TWO BEDROOMS
- 20FT KITCHEN
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATED
- WELL PRESENTED
- FREEHOLD
- EPC rating COMING SOON



This deceptive two bedroom end of row property features a contemporary 20ft kitchen with a multitude of cupboard units and appliances with the design incorporating two separate reception rooms.

Entering from the front the lounge has a uPVC door with a real flame effect gas fire as a focal point on raised hearth with matching back and white timber surround. The walls are in a crisp white finish with contrasting accent wall, electrical sockets and light switches in a contemporary polished metal finish.

The inner hallway has an under stairs storage cupboard. The dining room has a vertical designer radiator, double glazed double doors out to the garden, oak effect laminate flooring, side elevation window and opening through to the feature kitchen.

Within the kitchen, integrated appliances include a slimline dishwasher, Siemens induction hob, a fridge freezer adjacent to the double oven and grill along with wine cooler. The cupboard units are in a black gloss finish with contrasting brushed metal handles and a slate coloured tiled floor. Two side elevation windows and one to the rear making for a light and airy space.



At first floor, the main bedroom is to the front and spans the full width of the property above the lounge, light grey decor, period cast iron grate and a cupboard over the stairs discreetly housing the Viessmann combination gas central heating boiler. Bedroom two is at the rear and is neutrally presented with brushed metal light switches and electrical sockets.

The shower room completes the accommodation, with a cubicle having both angle poised rain head shower and hand held shower fittings respectively with full tiling to the walls and two recessed LED lights with side elevation window.

Outside, at the front, a low maintenance fore garden with blude slate chippings and mature shrubs. Whilst at the rear a block paved area adjacent to the kitchen and dining room, beyond this two steps lead up to a paved section enclosed by brick walling with a metal gate for entry and after this a section of lawn. See plot map for size of the garden.

The property is ideal for the professional, first time buyer, young family and those seeking excellent communication links which Kegworth has to Derby, Leicester and Nottingham along with M1, M42, East Midlands Airport and Parkway Railway station.

To find the property, from Loughborough head north along the A6 Derby Road continuing through the village of Hathern and into the village of Kegworth. On entering the village turn left on to Whatton Road, right on to Broadhill Road, right then left onto Packington Hill where the property is situated on the right hand side identified by the agent's 'For Sale' board.



LOUNGE 3.64m x 3.44m (11'11" x 11'4")

DINING ROOM 3.54m x 3.46m (11'7" x 11'5")

KITCHEN 6.01m x 1.55m (19'8" x 5'1")

BEDROOM ONE 3.52m x 3.46m (11'6" x 11'5")

BEDROOM TWO 3.57m x 2.64m (11'8" x 8'8")

SHOWER ROOM 1.9m x 1.87m (6'2" x 6'1")





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.

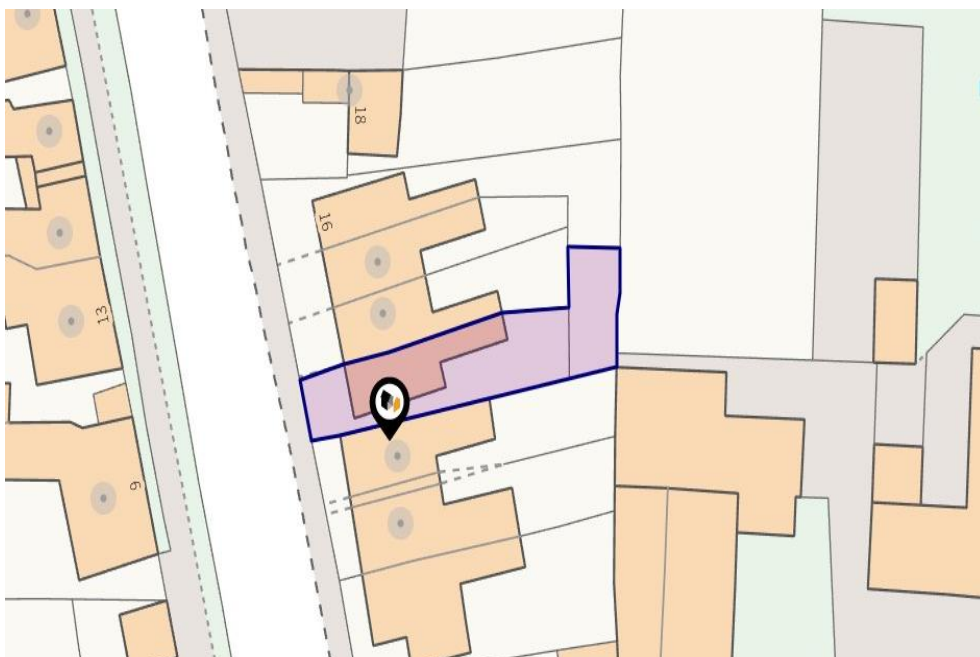
Ground Floor
Approx. 40.9 sq. metres (440.4 sq. feet)

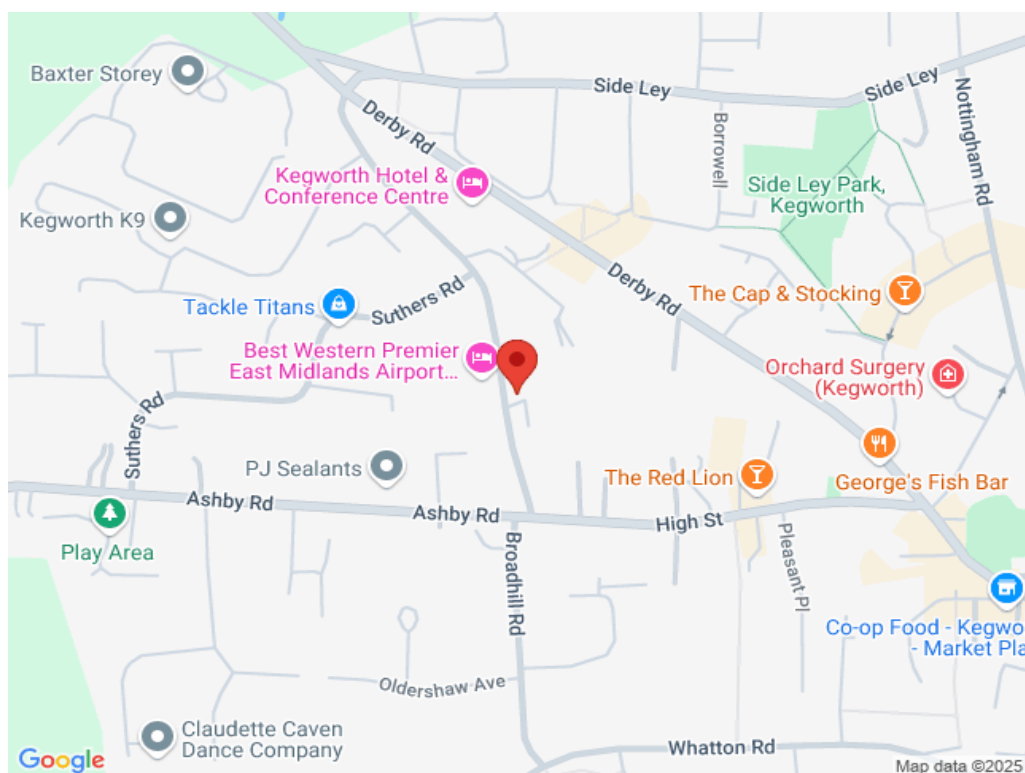


First Floor
Approx. 30.6 sq. metres (329.2 sq. feet)



Total area: approx. 71.5 sq. metres (769.5 sq. feet)





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