



The Sidings, Kegworth



£255,000

- TWO BEDROOM PROPERTY
- TWO EN-SUITE'S
- THREE STOREY ACCOMMODATION
- DECEPTIVE LAYOUT
- STYLISHLY APPOINTED
- SPACIOUS PROPERTY
- FREEHOLD
- EPC rating C



This exceptional, stylish, three storey two double bedroom property has two en-suite's, underfloor heating, electrically gated courtyard setting along with semi covered car parking in a location which has excellent communication links.

Positioned close to Sutton Bonington campus, this could be ideal for academics or students alike, equally it will appeal to professionals or those seeking access to the M1, M42, Derby, Leicester or Nottingham or indeed Parkway railway station which is around 5 minutes away by car for those travelling perhaps to London.

High spec and architectural features combine to provide practical living.

Initially on entry via the grey broad composite door with offset glazed panel is the slate coloured tiled floor within the hall. Oak door through to the lounge diner which has large polished tiles with underfloor heating with separate thermostat. Artificial lighting provided by LED's and there is a ground floor WC.

The kitchen has a range of cupboard units at both base and eye level. Integrated appliances include a fridge freezer and CDA four ring hob with oven and grill beneath. Built in dishwasher and washing machine. Slate tiled floor is heated from beneath via a wet system.



At first floor, the second bedroom has a useful storage cupboard, two front elevation windows in grey metal and the en-suite has textured splashbacks, easy entry cubicle with rain head shower over, centrally heated towel rail, low level WC by Cissino.

At second floor the landing has a partially vaulted ceiling with heritage roof light and then the main bedroom has a built in wardrobe. Front and rear roof lights and an en-suite that is broader than the floor below and has both an angle poised rain head shower and microphone shower fitment. The black stone pattern floor tile contrasts with the grey with white grouting and the roof light provides natural lighting with two recessed LED lights within the ceiling. Shaver point and centrally heated towel rail.

To the outside, the semi covered car parking has two tandem spaces with electric provided within, a gated entrance provides security for peace of mind. The rear garden has a patio area with the rest mainly laid to lawn and the garden pretty much faces due east.

This is a very rare opportunity to purchase an individual property.

To find the property, Leave Loughborough along the A6 through the village of Hathern. At the traffic lights turn right into Zouch first left on to Park Lane and into Sutton Bonington. Continue through the village passing the agricultural collage turning left at the crossroads, where the Sidings is situated on the right hand side and the property identified by the agents 'For Sale' board.



HALL 1.2m x 0.95m (3'11" x 3'1")

LOUNGE DINER 4.4m x 4.58m (14'5" x 15'0")

KITCHEN 4.39m x 1.45m (14'5" x 4'10")

GROUND FLOOR WC 1.31m x 0.75m (4'4" x 2'6")

BEDROOM TWO 3.44m x 3.39m (11'4" x 11'1")

EN-SUITE 2.5m x 0.88m (8'2" x 2'11")

SECOND FLOOR BEDROOM ONE 4.54m x 2.76m (14'11" x 9'1")

EN-SUITE 2.88m x 1.07m (9'5" x 3'6")





SERVICES & TENURE

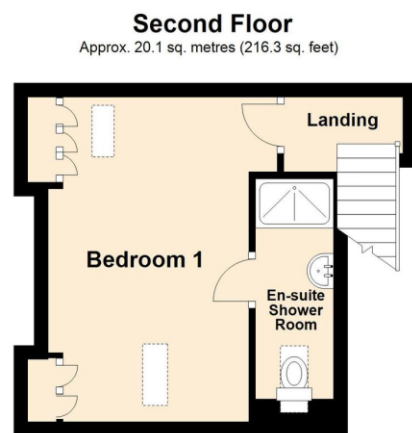
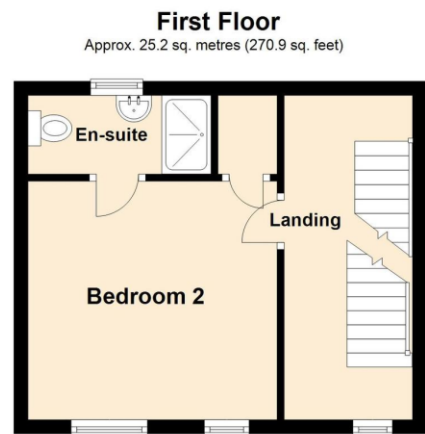
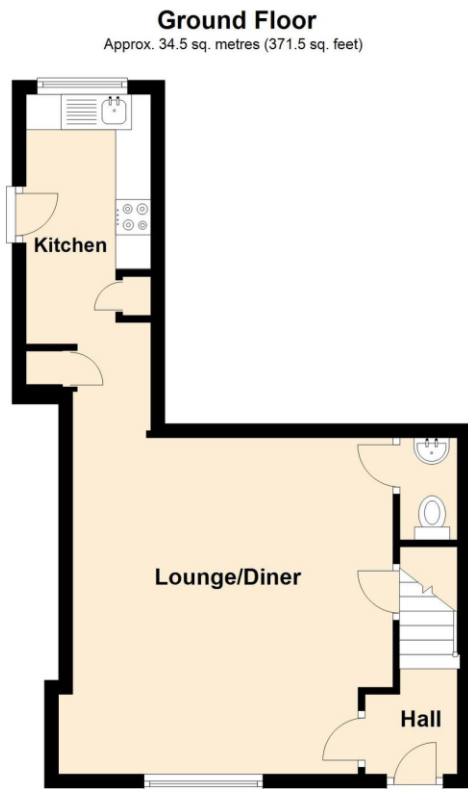
All mains services are available (with the exception of mains sewage) and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band B. There is a septic tank at the property modern Klargester, £21.66 management charge per year. Everyone pays £260 per year they have a small contingency funds for shared areas of the site and the emptying and maintenance of the septic tank. This also includes the power for the electric gate.

DISCLAIMER

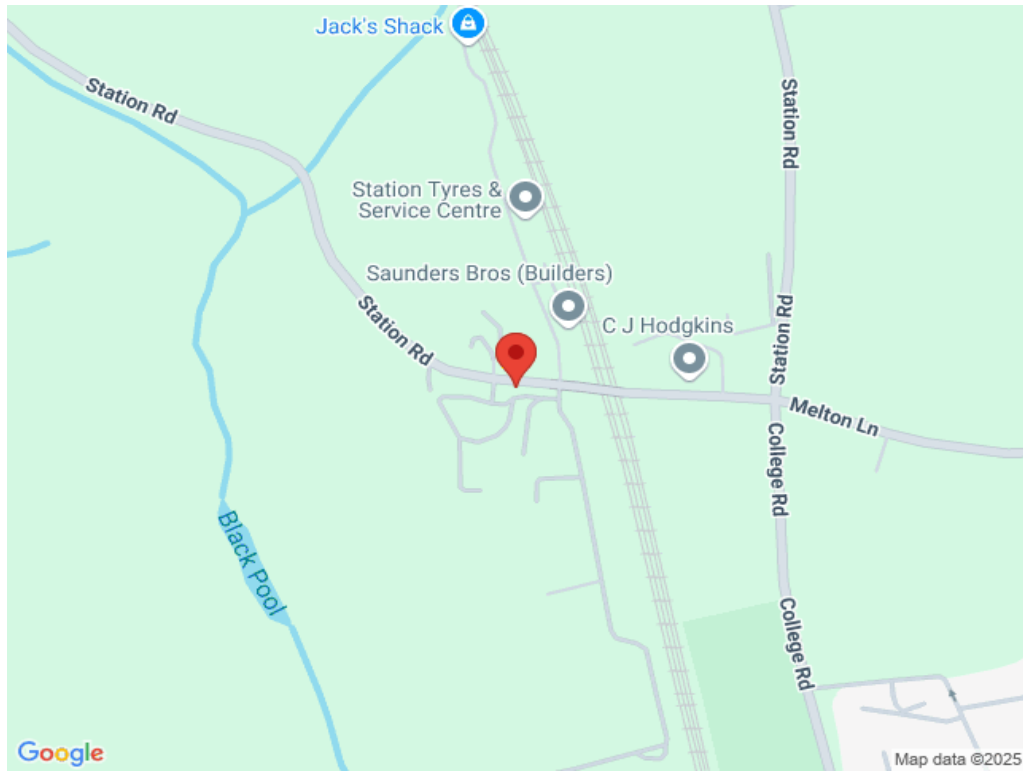
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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



Total area: approx. 79.8 sq. metres (858.8 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk