



Peppers Drive, Kegworth



£299,995

- FOUR BEDROOM DETACHED
- EXTENDED ACCOMMODATION
- DECEPTIVE LAYOUT
- REAR CONSERVATORY
- IDEAL FAMILY HOME
- CUL-DE-SAC LOCATION
- FREEHOLD
- EPC rating C



This deceptive four bedroom detached home is well presented and well kept and provides excellent family accommodation within a cul-de-sac environment with Kegworth having excellent communication links via the M1, M42, East Midlands Airport, Parkway railway station at Ratcliffe on Soar etc.

The extended accommodation benefits the master bedroom which now has an en-suite and also the kitchen below creating extra space, notwithstanding the rear conservatory.

Initially on entry via the attractive double glazed door to the porch with opening through to the hallway and internal door to the lounge which has an attractive double glazed bay with display sill, focal point real flame effect gas fire, useful under stairs cupboard and opening through to the dining section. Bi-fold doors provide access to the conservatory and there's a separate door to the kitchen.

The kitchen is well equipped with ample storage cupboard units, integrated fridge freezer along with space for a range cooker with extractor hood above, plumbing for washing machine and space for a tumble dryer. To the left hand side of the room is a double glazed stable door providing further natural lighting and access to the garden.

At first floor the master bedroom is above the garage with an attractive dormer window and recessed angle poised spotlights. The en-suite has a shower cubicle with electric shower within.



The second double bedroom is to the front with the third to the rear which has a built in cupboard and views over the garden, the fourth bedroom is ideal as a study/office.

The main family bathroom is to the rear and this is also a shower room now with contemporary shower cubicle with both angle poised rainhead shower and hand held shower fittings respectively, wash hand basin, WC, centrally heated towel rail and storage cupboard.

Outside at the front, the block paved driveway in a herringbone pattern provides off road car parking for two vehicles, there's a lawn section and then a silver birch tree to the right with hedging enclosing. The garage is provided with power and light and has an up and over door. To the left hand elevation a paved path leads to the rear via a timber and metal gate. At the rear, initially is a pea gravel patio with a path leading to the bottom right hand corner bisecting two areas of lawn, mature borders and fully enclosed by timber fencing.

From a maintenance point of view, fascias, soffits and guttering has been replaced with uPVC. The property is gas centrally heated with the combination boiler housed in the kitchen.

To find the property, from Kegworth centre proceed along Ashby Road turning right on to Suthers Road, first left in to Windmill Way and first right into Peppers Drive where the property is situated on the right hand side identified by the agent's 'For Sale' board.



ENTRANCE PORCH 1.43m x 0.64m (4'8" x 2'1")

HALL 1.19m x 1.12m (3'11" x 3'8")

LOUNGE 3.98m x 3.47m (13'1" x 11'5")

DINING AREA 3.33m x 2.71m (10'11" x 8'11")

CONSERVATORY 2.88m x 2.54m (9'5" x 8'4")

KITCHEN 4.96m x 3.33m (MAX Narrowing to 2.70) (16'4" x 10'11")

BEDROOM ONE 4.29m x 2.3m (14'1" x 7'6")

EN-SUITE 2.33m x 0.76m (7'7" x 2'6")

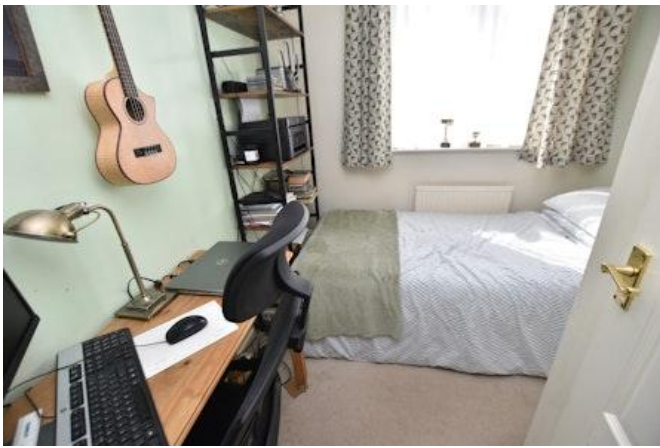
BEDROOM TWO 3.59m x 2.83m (11'10" x 9'4")

BEDROOM THREE 3.31m x 3.16m (10'11" x 10'5")

BEDROOM FOUR 2.52m x 2.33m (8'4" x 7'7")

BATHROOM





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 C.

DISCLAIMER

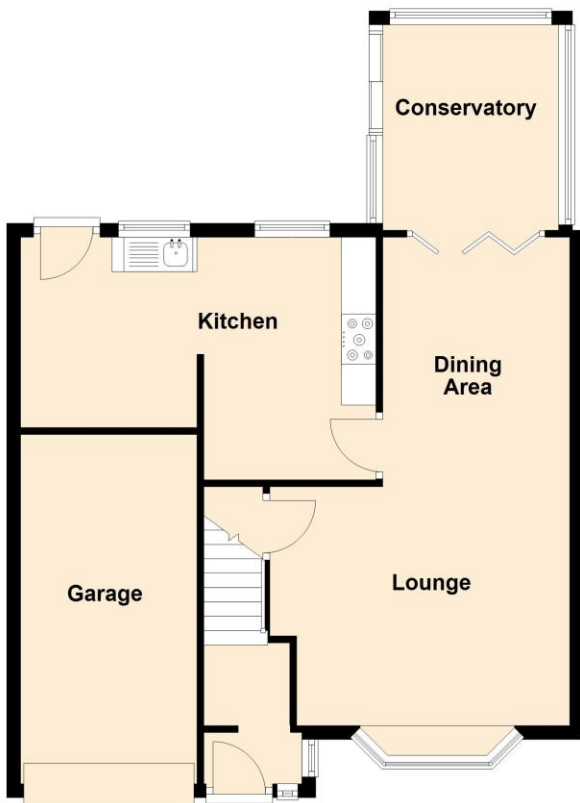
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

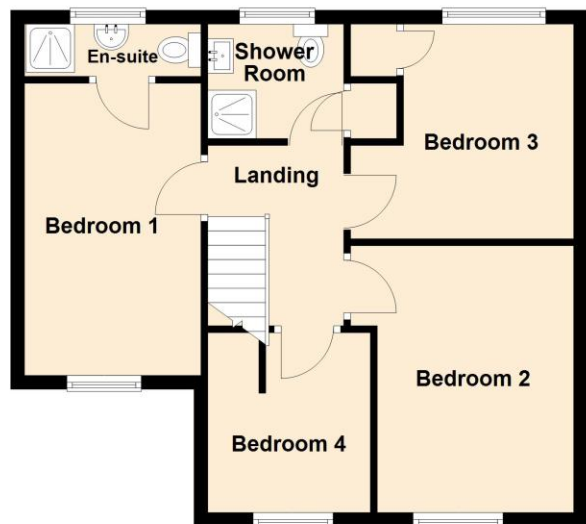
Ground Floor

Approx. 67.9 sq. metres (730.6 sq. feet)



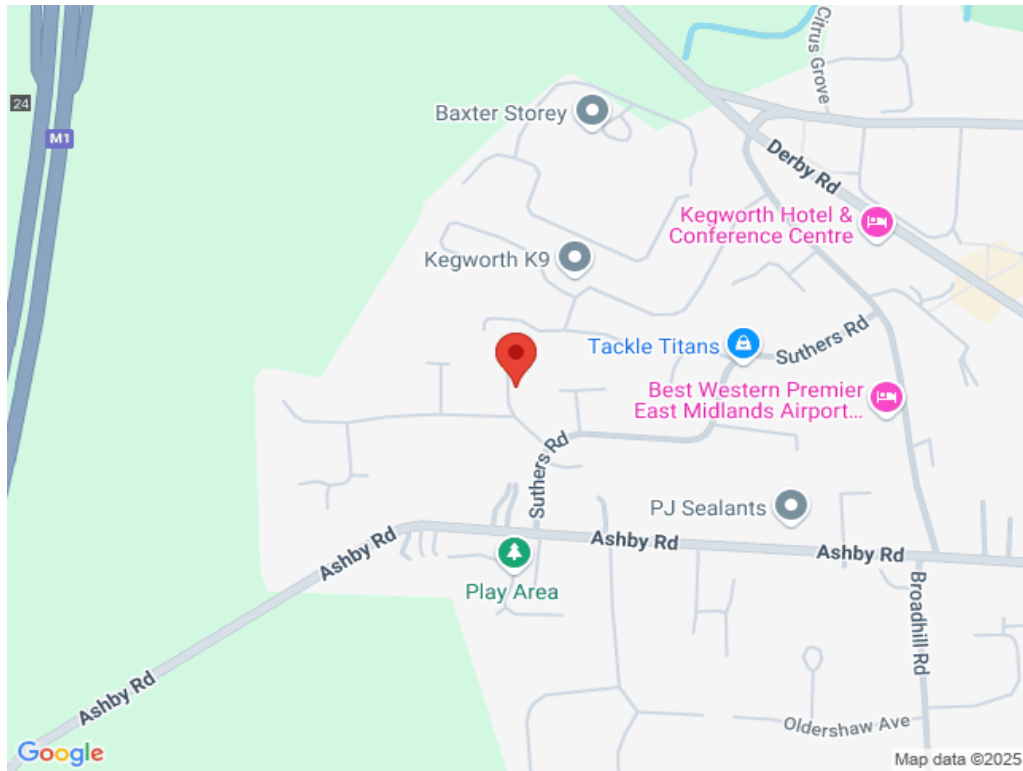
First Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



Total area: approx. 118.9 sq. metres (1279.8 sq. feet)





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk