



## Bedford Court, Kegworth



3



2



1

**£280,000**

- END OF ROW PROPERTY
- THREE GOOD SIZE BEDROOMS
- MASTER EN-SUITE
- FULL WIDTH LOUNGE
- GENEROUS KITCHEN DINER
- OFF ROAD CAR PARKING
- FREEHOLD
- EPC rating B





This well presented modern three bedroom end of row property spans a particularly impressive 936 square feet (87 square metres) and boasts a full width lounge, separate kitchen diner, en-suite to the master bedroom and two parking spaces to the front notwithstanding the landscaped garden.

Ideal for the first time buyer, professional or perhaps indeed investor.

The layout in full consist of a hallway with luxury vinyl flooring and a ground floor WC.

The kitchen diner is to the front and split in to two distinct sections. To the kitchen area there's a range of storage cupboard units at both base and eye level in dark blue. Integrated appliances include a fridge freezer, dishwasher, four ring gas hob with oven beneath with stainless steel splashback and extractor hood over. One of the eye level cupboards discreetly houses the Baxi combination gas central heating boiler. The tile effect luxury vinyl flooring continues through to the dining section where there is accent wallpaper and space for a dining table.

The lounge has matching flooring to that of the hallway and is nicely lit having bot double doors out to the garden and a rear elevation window and is a really good sized room.



At first floor, the master bedroom faces to the rear and has built in wardrobe with sliding mirrored doors, the en-suite has a mains shower within the cubicle and grey tiled splashbacks further compliment.

The second double bedroom is to the front and has a built in wardrobe with sliding doors and neutral decor. Bedroom three is yet another feature of the property and is a good size for a third bedroom.

To the outside, the front has parking for two cars whilst at the rear a fully enclosed rear landscaped paved garden.

Kegworth village itself has excellent communication links to Derby, Leicester, Nottingham and Loughborough along with the M1, M42 and Parkway railway station at Ratcliffe on Soar for commuting. There is also the Nottingham University campus at Sutton Bonington close by just four miles away.

Double glazed and gas centrally heated, this is a deceptively spacious property.

To find the property, from Kegworth centre proceed along Nottingham Road to the very end, turn left on to Sideley, turn right into Dunmore Drive and right in to Bedford Court. The property is situated on the left hand side, identified by the agent's 'For Sale' board.



## HALL

LOUNGE 4.84m x 3.78m (15'11" x 12'5")

KITCHEN DINER 5.07m x 2.89m (16'7" x 9'6")

GROUND FLOOR WC 1.55m x 0.85m (5'1" x 2'10")

BEDROOM ONE 5.06m x 2.89m (16'7" x 9'6")

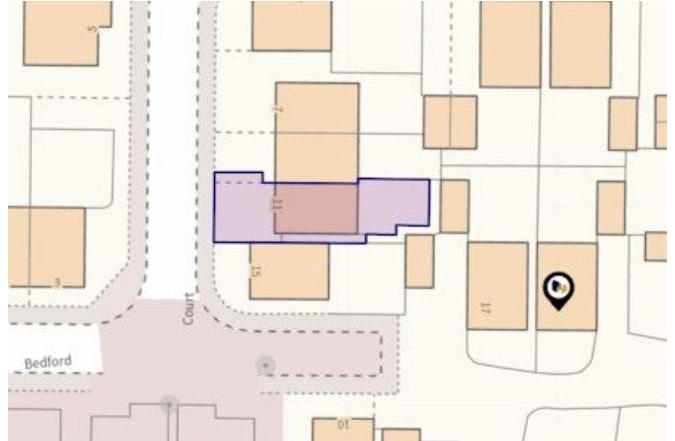
EN-SUITE SHOWER ROOM 2.25m x 1.49m (7'5" x 4'11")

BEDROOM TWO 2.86m x 2.89m (9'5" x 9'6")

BEDROOM THREE 3.64m x 2.11m (11'11" x 6'11")

BATHROOM 2.11m x 1.54m (6'11" x 5'1")





## 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 C. Annual estate/greenbelt charges, not yet in place - But estimated to be £250 per annum.

## DISCLAIMER

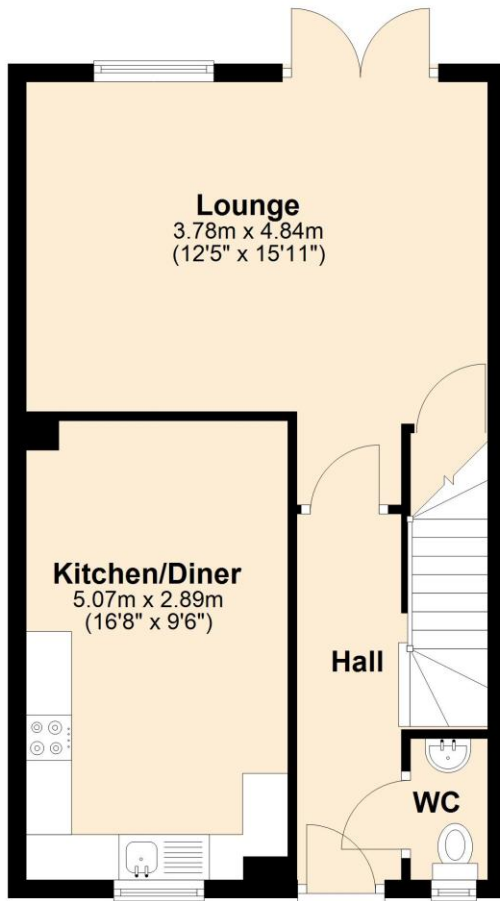
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

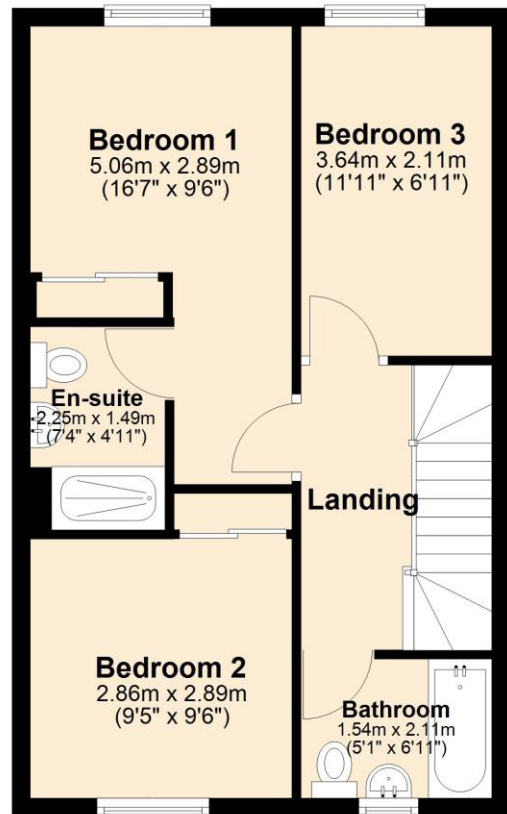
## Ground Floor

Approx. 44.0 sq. metres (473.9 sq. feet)

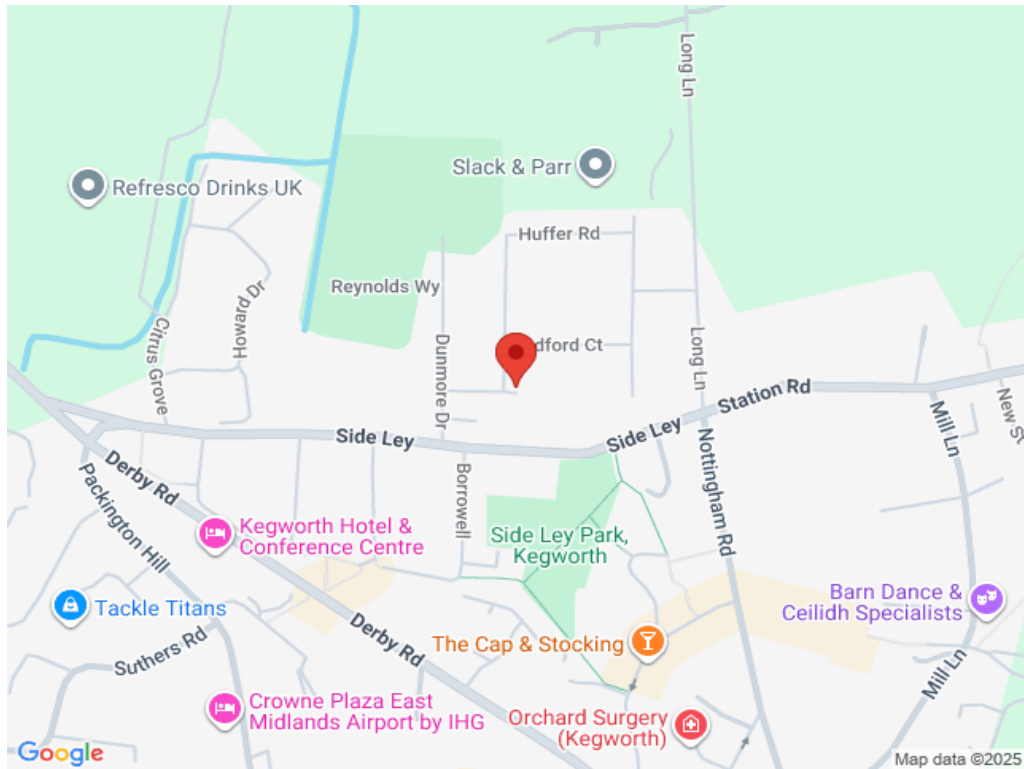


## First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Total area: approx. 87.5 sq. metres (942.1 sq. feet)



Newton Fallowell Loughborough

01509 611119

[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk)