

Whatton Road,  
Kegworth, Derby  
DE74 2EZ

**£259,995 Freehold**



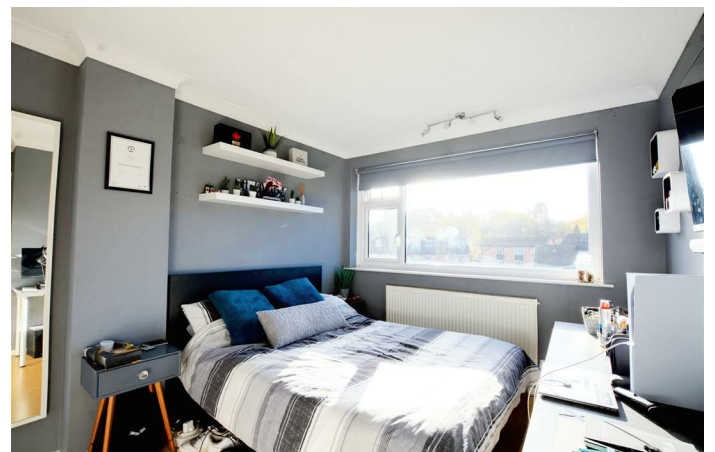


AN EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE WHICH IS SITUATED CLOSE TO THE HEART OF KEGWORTH VILLAGE.

Being located on Whatton Road, this semi detached property has been extended since originally built to provide four bedroom accommodation with an enlarged kitchen and an integral garage. For the size of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see the extent of both the ground and first floor accommodation provided and the privacy of the rear garden for themselves. The property is being sold with the benefit of NO UWPARD CHAIN and is ready for immediate occupation in the early part of 2024 and does provide the opportunity for a new owner to stamp their own mark on some areas of the property after they have moved in. Kegworth village has a number of local amenities and is well placed for easy access to J24 of the M1 which has helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefit of having gas central heating and double glazing and includes a reception hall, a through lounge with a dining area, a well fitted kitchen which has extensive ranges of wall and base units and to the first floor the landing leads to the four good size bedrooms with the main bedroom having an ensuite shower room and the family bathroom which is fully tiled with a shower over. Outside there is the integral garage, a lawned garden area and drive at the front and at the rear there is a patio and a large lawned area which is kept private by having fencing to the boundaries.

The property is within easy reach of the local shops and other facilities provided by Kegworth village, there are schools for children within easy reach, healthcare and sports facilities, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which links to the A42 and A50, East Midlands Airport, East Midlands Parkway and Loughborough stations and there are various main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East and West Midlands towns and cities.





UPVC wood grain effect front door with an opaque double glazed inset panel and matching side panel leading to:

#### Reception Hall

Stairs leading to the first floor, radiator in a housing, laminate flooring and cornice to the wall and ceiling.

#### Through Lounge/Dining Room

22' x 10' to 8' approx (6.71m x 3.05m to 2.44m approx)

The through lounge has a double glazed window with a fitted blind to the front, double glazed patio doors leading out to the rear garden, radiator, cornice to the wall and ceiling and a flame effect electric wall mounted fire.

#### Kitchen

15'10 x 9' approx (4.83m x 2.74m approx)

The kitchen is fitted with white Shaker style units and wood grain work surfaces and includes a 1½ bowl sink with a mixer tap and four ring hob set in a work surface which extends to two walls and has a double oven, spaces for a fridge, freezer and automatic washing machine, cupboards and drawers beneath, second L shaped work surface with cupboards and drawers below, matching eye level wall cupboards with lighting under and further wall cupboards and display cabinets which have lighting and two drawers below, hood and back plate to the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear, half double glazed door with cat flap leading out to the rear garden, radiator, built-in pantry cupboard and a serving hatch to the dining area.

#### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to the loft, built-in storage cupboard, cornice to the wall and ceiling and wood panelled doors leading to:

#### Bedroom 1

17' x 7' approx (5.18m x 2.13m approx)

Double glazed windows to the front and side, radiator, cornice to the wall and ceiling and a pine panelled door to:

#### En-Suite

The en-suite to the main bedroom has a corner shower with tiling to two walls, a pivot glazed door and protective screen, pedestal wash hand basin, low flush w.c. and an opaque double glazed window.

#### Bedroom 2

10' x 10' to 9' approx (3.05m x 3.05m to 2.74m approx)

Double glazed window to the front, radiator, laminate

flooring, cornice to the wall and ceiling and a range of built-in wardrobes with cupboards over.

#### Bedroom 3

10' to 9' x 9' approx (3.05m to 2.74m x 2.74m approx)

Double glazed window to the rear, radiator and cornice to the wall and ceiling.

#### Bedroom 4

7' x 7' approx (2.13m x 2.13m approx)

Double glazed window to the front, radiator and built-in cupboard with shelving to one side.

#### Bathroom

The main bathroom is fully tiled and has a panelled bath with chrome hand rails and a mixer tap/shower, pedestal wash hand basin and low flush w.c., radiator, opaque double glazed window and cornice to the all and ceiling.

#### Outside

At the front of the property there is a driveway in front of the garage and a pathway leads to the front door and runs across the front of the house, there is a lawn with coniferous hedging to the front boundary and to the left of the property there is a path with a gate that provides access to the rear garden.

To the immediate rear of the house there is a patio and pebbled area with retaining railway sleepers with there being a good size lawn which is kept private by having fencing to the sides and a concrete sectional fencing running along the rear boundary. There is an outside water supply and external lighting provided.

#### Garage

16' x 7' approx (4.88m x 2.13m approx)

The integral garage has an up and over door to the front, the boiler is mounted on the wall in the garage, electricity and gas meters, power points and a light (not tested).

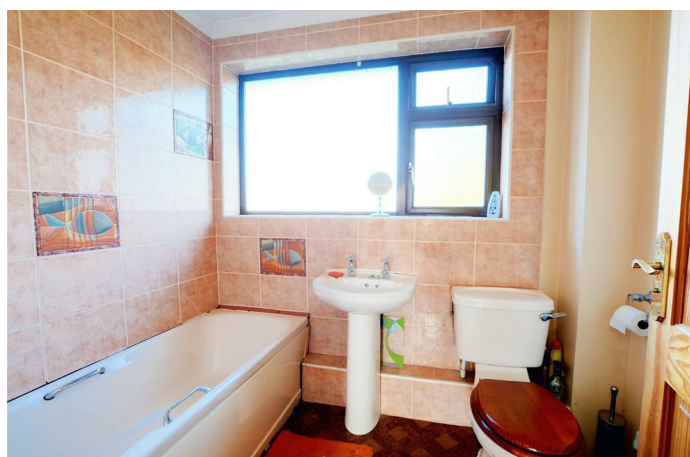
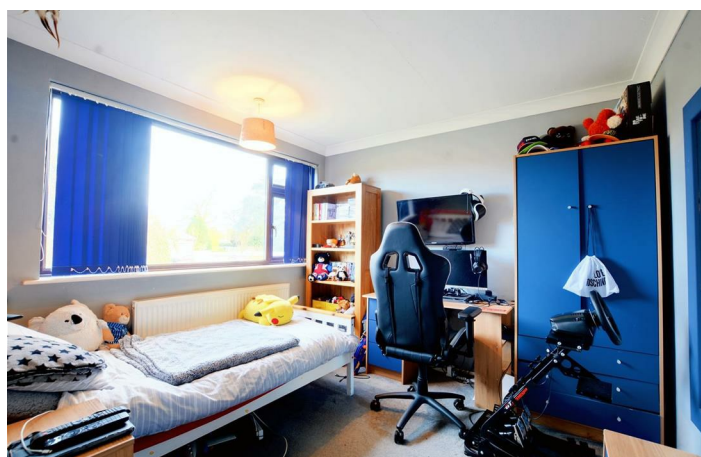
#### Directions

From the M1 J24 take the exit towards Kegworth. Continue along Derby Road and after the bend turn right into Whatton Road where the property can be found as identified by our for sale board.

7663AMMP

#### Council Tax

North West Leicestershire Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.