



Howard Drive,
Kegworth, Derby
DE74 2AG

£395,000 Freehold



Robert Ellis are delighted to offer to the market this beautifully extended four-bedroom detached residence, perfectly situated in the desirable village of Kegworth.

This stunning property offers a blend of modern living and traditional charm, ideal for families seeking space and convenience.

As you enter, you'll be greeted by a spacious hallway offering limestone tiled flooring, providing access to the lounge, WC and a generous open-plan kitchen diner, designed for both functionality and style. The contemporary kitchen features high-end appliances including a dishwasher, ample storage, and a breakfast bar seamlessly flowing into the spacious dining area. This heart of the home extends into a magnificent orangery, bathed in natural light, with bi-fold doors that open directly onto the private garden. This creates a perfect setting for entertaining guests or enjoying tranquil family moments. The property boasts four well-proportioned bedrooms, including a beautiful master bedroom, complete with an en-suite bathroom and a walk-in wardrobe, providing ample space for storage and relaxation.

Convenience is key with this location, offering easy access to major transport links including the M1, A453, and A50. East Midlands Airport is also just a short drive away, making this an ideal home for commuters and frequent travellers.



Entrance Hallway

Double glazed door to the front, limestone tiled flooring. Door to kitchen diner, door to living room, door to WC and stairs leading to the first floor with understairs storage cupboard.

Lounge

10'8" x 17'0" (3.26 x 5.19)

Double glazed window to the front, radiator.

WC

Double glazed window to the front, low level WC, part tiled walls, radiator, pedestal wash hand basin, limestone tiled flooring.

Kitchen

13'7" x 18'6" (4.16 x 5.65)

Beautiful kitchen with double glazed window to the rear, matching wall and base units, Belfast sink, integrated dishwasher, washing machine, space for range cooker and overhead extractor. Oak worktops, breakfast bar, radiator, limestone flooring, spotlights to ceiling.

Orangery

10'3" x 14'1" (3.14 x 4.3)

Bi-fold doors to the rear garden, limestone tiled flooring, double glazed window to the rear.

First Floor Landing

Loft access, radiator, boiler cupboard. Doors to all four bedrooms and bathroom.

Bedroom 1

10'3" x 10'5" (3.13 x 3.19)

Double glazed window to the front, radiator, walk-in wardrobes, built-in wardrobes.

En-suite

Double glazed window to the side, double shower, low level WC, pedestal wash hand basin, fully tiled walls, spotlights, extractor fan.

Bedroom 2

11'9" x 10'0" (3.59 x 3.07)

Double glazed window to the front, double glazed window to the rear, radiator x 2.

Bedroom 3

13'6" x 9'9" (4.12 x 2.98)

Double glazed window to the rear, radiator.

Bedroom 4

7'8" x 7'8" (2.36 x 2.35)

Double glazed window to the front, radiator.

Bathroom

Panel bath, low level WC, pedestal wash hand basin, part-tiled walls, spotlights to ceiling, extractor fan, wall mounted shower, radiator.

Outside

To the front of the property there is a small pathway leading to the front door, small hedge, shrubbery, borders. There is also a carport providing access for multiple vehicles leading to a single garage. The rear garden is mainly laid to lawn, there is a gravel area, patio area, enclosed by panel fencing, shrubbery, borders.

Council Tax

North West Leicestershire District Council Band D.

Additional Information

Council Tax Band- D

Local Authority- Leicestershire

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps, Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defences – No

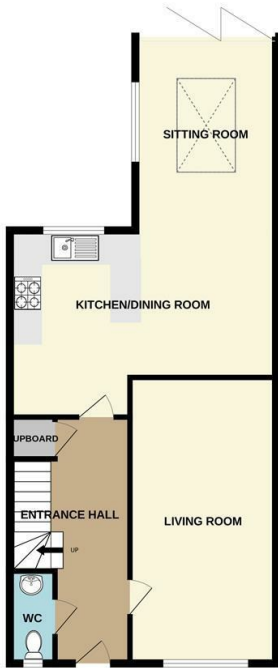
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.

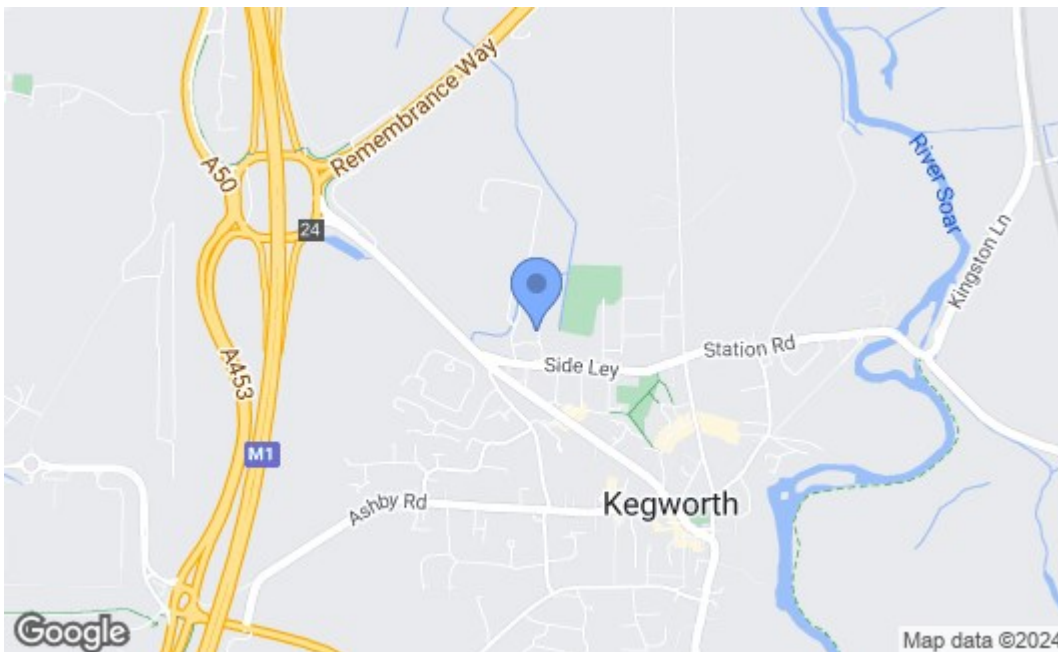


1ST FLOOR
674 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with Metropac C0248



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