



Whatton Road,  
Kegworth, Derby  
DE74 2EZ

**O/O £235,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE FOUND CLOSE TO EXCELLENT TRANSPORT LINKS.

Robert Ellis are pleased to offer to the market to this delightful three bedroom semi detached home, ideally in Kegworth, situated within excellent transport links and amenities. This well presented property offers a spacious through lounge diner, providing an open and versatile living area. The large windows allow natural light to fill the space within a room that stretches in excess of 22ft. The kitchen diner is also a great space with ample room for a dining table or breakfast bar, making it the ideal spot for family meals.

To the first floor you will find three generously sized bedrooms, each offering a peaceful retreat. The family bathroom is well-appointed with contemporary fixtures and fittings. Outside, the property benefits from off-road parking and a detached garage, providing ample space for vehicles and storage. The private rear garden offers a fantastic space to relax with a lawned garden and decking.

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.



### Entrance Hall

Double glazed door to the front, tiled flooring, stairs to the first floor, radiator, door to the lounge and kitchen.

### Lounge/Diner

10'5 max x 22'2 approx (3.18m max x 6.76m approx)  
Double glazed window to the front, double glazed patio doors to the rear garden, two radiators, inset gas fire.

### Kitchen Diner

15'9 x 9'4 approx (4.80m x 2.84m approx)  
Two double glazed windows to the rear, double glazed door to the rear, range of matching wall and base units with work surfaces over, inset stainless steel circular sink and drainer, integrated electric oven, four ring gas hob with extractor over, plumbing for a washing machine and space for a dryer, built-in storage cupboard.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

8'11 x 10'5 approx (2.72m x 3.18m approx)  
Double glazed window to the front, radiator and built-in wardrobes.

### Bedroom 2

9'6 x 9'1 plus recess approx (2.90m x 2.77m plus recess approx)  
Double glazed window to the rear and a radiator.

### Bedroom 3

7'6 x 7'9 max approx (2.29m x 2.36m max approx)  
Double glazed window to the front, radiator and built-in storage.

### Bathroom

Double glazed window to the rear, pedestal wash hand basin, low flush w.c. panelled bath, wall mounted shower, fully tiled walls and tiled flooring.

### Outside

There is ample off road parking to the front with a lawned garden leading to the garage.

The rear garden is laid mainly to lawn, two decked area and fencing to the boundaries. There is also a storage shed.

### Garage

With an up and over door to the front.

### 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.

8137AMCO

### Council Tax

North West Leicestershire Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(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.