



Sinclair

33 Wood Drive, Kegworth, Derby, DE74 2AA

£259,000

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Property at a glance

- Set Back Postion
- Mature Open Surroundings
- Generously Proportioned Plot
- Master En-Suite
- Downstairs WC & Utility
- Three Bedrooms
- Council Tax Band*: C
- Price: £259,000

Overview

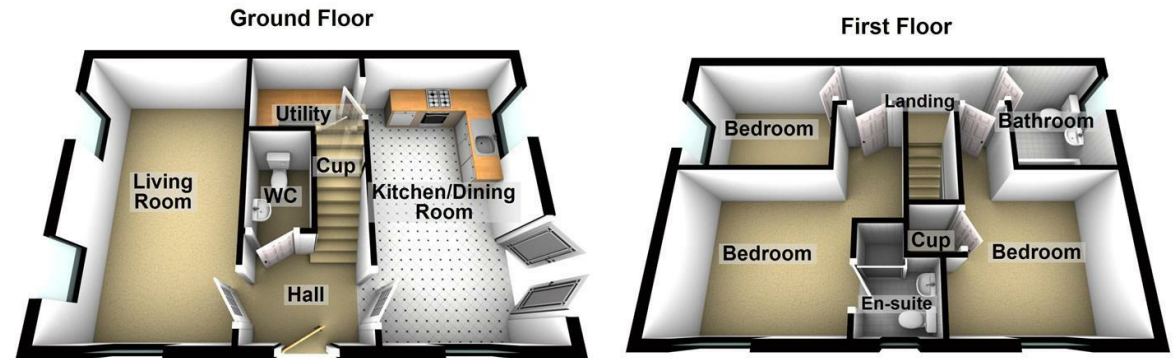
Occupying a set back position on a generously proportioned plot, this three bedroom gable fronted residence surrounded by a green area with mature trees and walkways and has a driveway providing off road car standing for a number of vehicles. Internally the accommodation comprises reception hall, downstairs cloakroom/WC, living room, dining kitchen and utility room; on the first floor a landing gives way to three bedrooms (with en-suite to master) and a family bathroom. Located with ease of access to the M1 and East Midlands Airport this is a super famiyl home.

Location**

Lying on the River Soar, the village of Kegworth is set within North West Leicestershire and hosts a range of everyday amenities including doctors and dentist surgeries, a butchers, bakers and supermarket, as well as a local primary school. There is the option to be part of the local community which enjoys a number of clubs and activities, restaurants, public houses and takeaways. The network of transport links includes the M1, A6 and A453 which makes the major centres of Nottingham, Derby and Leicester accessible, the East Midlands Parkway, which is set off of the A453 enjoys direct routes to London St Pancras. Nearest Airport: East Midlands (2.6 miles). Nearest Train Station: East Midlands Parkway (3 miles). Nearest Town/City: Loughborough (6.5 miles). Nearest Motorway Access: M1 (J24)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

Entrance door with inset security spyhole through to the reception hall.

RECEPTION HALL

The reception hall has radiator, stairs accessing the first floor and doors accessing the downstairs cloakroom/WC, living room and dining kitchen (with utility room off).

CLOAKROOM/WC

Fitted with a white two piece suite with low flush WC and wash hand basin with chrome mixer tap and radiator.

LIVING ROOM

17' x 9'8 (5.18m x 2.95m)

The living room has uPVC double glazed windows to two aspects bringing plenty of natural light to the room, there are two radiators.

DINING KITCHEN

17' x 9' (5.18m x 2.74m)

To the kitchen area there is a single drainer stainless steel unit with mixer and rinsing feature tap over, cupboards under, there is a range of fitted units to the wall and base, roll edge work surface and matching upstand, there is a stainless steel gas hob with oven under and extractor fan over, plumbing for dishwasher, space for a tall standing fridge freezer, uPVC double glazed window to the rear elevation overlooking the garden, there is a wall mounted and concealed gas fed boiler. To the dining area there is a radiator, uPVC double glazed patio doors overlooking and accessing the garden. There is a door from the dining kitchen accessing the utility room.

UTILITY ROOM

The utility room has matching units to the base and eye level, there is roll edge work surface with matching upstand. plumbing for washing machine, radiator and door accessing an under stair storage cupboard.

FIRST FLOOR

On the first floor a landing gives way to three bedrooms with en-suite to master and a family bathroom. There is a radiator.

MASTER BEDROOM

10'5 x 9'10 (not inc room entry) (3.18m x 3.00m (not inc room entry))

uPVC double glazed windows to two aspects, radiator and door accessing the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room has an enclosed shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, there is a radiator, uPVC double glazed opaque glass window to the side elevation.

BEDROOM TWO

9'6 x 9'2 (min) 10'2 (max) (2.90m x 2.79m (min) 3.10m (max))

uPVC double glazed window to the side elevation, radiator, built-in cupboard.

BEDROOM THREE

8'11 x 6'10 (2.72m x 2.08m)

uPVC double glazed window to the front elevation, radiator.

FAMILY BATHROOM

The bathroom is fitted with a white three piece suite comprising panel bath with shower over, low flush WC and pedestal wash hand basin with chrome mixer tap, uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

The property is set back from the road with a generously proportioned frontage providing off road car parking for many vehicles. The property is surrounded by an open green space with mature trees and walkways, there is gated side access leading to the rear. To the rear of the property is an enclosed and low maintenance rear garden with walled and fenced boundaries, there is a slabbed patio area and artificial grassed garden beyond, there is timber built shed.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(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	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

Special note to purchaser, there is a maintenance charge of £145.74 paid half yearly.

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Thinking of Selling?

For a free valuation of your property with no obligation
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