



Sinclair

108 Whatton Road, Kegworth, Leicestershire, DE74 2DT

£265,000

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Property at a glance

- Generous Corner Plot
- Bespoke 1960's design
- Superb Potential
- Council Tax Band*: D
- No Upward Chain
- Modernisation Required
- Driveway and Garaging
- Price: £265,000

Overview

This individually architect designed bungalow occupies a generously proportioned and private corner plot and bespoke in design dates back to the 1960's. Although requiring some modernisation the plot and property offers excellent scope for renovation and development (subject to gaining necessary planning permissions). Internally the accommodation comprises entrance lobby, living room accessing a separate dining room,, inner hallway, breakfast kitchen, bathroom and three bedrooms. The gardens and plot as mentioned offer a particular feature of sale, there is a driveway providing parking and a garage, in addition to gated access to further parking if required. The property is offered with No Upward Chain.

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

DETAILED ACCOMMODATION

uPVC double glazed door through to the entrance lobby.

Entrance Lobby

8'6 x 6' (2.59m x 1.83m)

uPVC double glazed opaque glass window, radiator and door accessing the living room.

Living Room

17'11 x 11'3 (front of chimney breast) (5.46m x 3.43m (front of chimney breast))

Has an exposed brick chimney breast with inset gas fed fire (not connected) and hearth, uPVC double glazed picture windows overlooking the covered courtyard patio area, two radiators, door accessing an inner hallway and arched access to the dining room.

Dining Room

11'11 x 10'2 (3.63m x 3.10m)

uPVC double glazed bow window and uPVC double glazed picture window overlooking the covered courtyard patio area.

Inner Hallway

Gives way to the breakfast kitchen, bathroom and steps to a lower landing accessing three bedrooms.

Breakfast Kitchen

12'11 x 9'5 (3.94m x 2.87m)

Kitchen has a double sink unit, units to the wall and base, tiled work surfaces, gas hob, space for a tall standing fridge freezer, radiator, plumbing for dishwasher, uPVC double glazed windows to two elevations and cupboard housing a combination gas fed boiler.

Bathroom

Bathroom is fitted with a four piece suite comprising corner panel bath with shower over, separate shower cubicle, low flush WC, pedestal wash hand basin, built in storage cupboard, two uPVC double glazed opaque glass windows and heated chrome towel rail.

Bedroom One

11'9 x 10'7 (3.58m x 3.23m)

uPVC double glazed windows to two elevations, fitted bedroom furniture and radiator.

Bedroom Two

11'11 x 7'10 (front of wardrobe/cupboard) (3.63m x 2.39m (front of wardrobe/cupboard))

uPVC double glazed window, radiator, fitted bedroom furniture.

Bedroom Three

9'5 x 8 (2.87m x 2.44m)

uPVC double glazed window, radiator.

Outside

The property occupies a generously proportioned and private corner plot with a driveway providing off road car standing which in turn leads to the garage and iron double ornate gates accessing the property and plot and additional parking if required.

The main garden is laid mainly to lawn with a variety of mature plants, shrubs and trees and accesses a double pitch side courtyard patio seating area for the property. The lawned gardens continue round to the rear of the property. There is an additional side entrance door which in turn accesses a utility cupboard with plumbing for washing machine, a personal access door through to the garage.

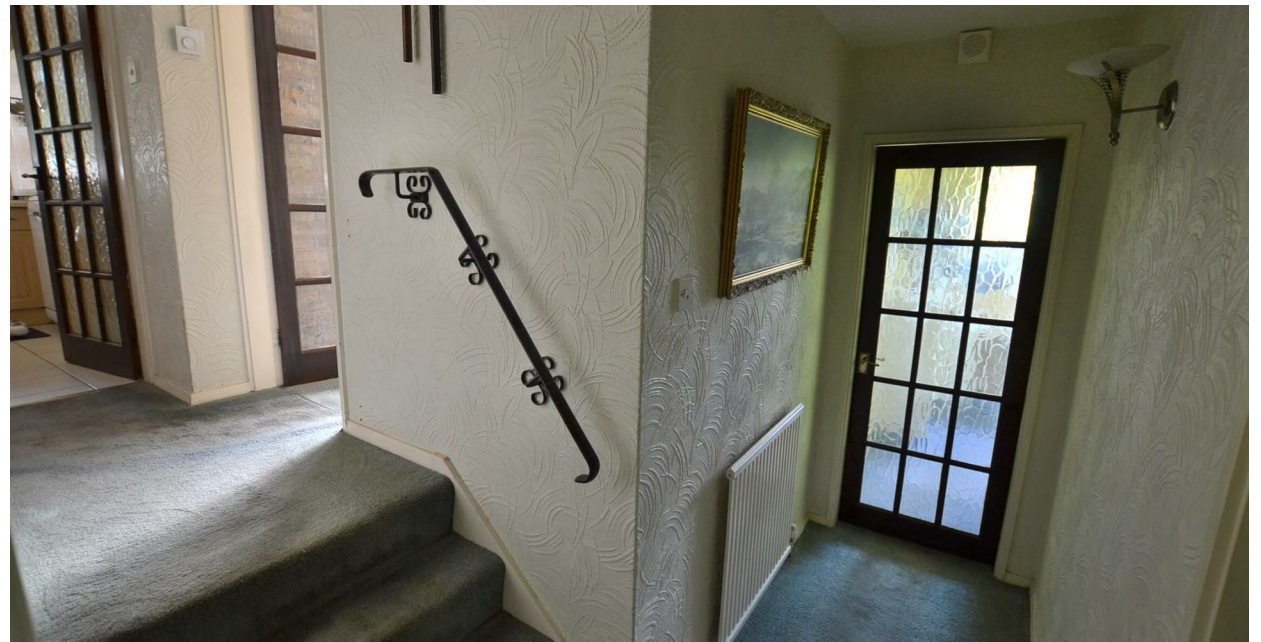
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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Thinking of Selling?

For a free valuation of your property with no obligation
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