



Howard Drive
Kegworth Derby



Property Description

Built approx 10 years ago, this four double bedroom family home is situated in a convenient location in the highly desirable village of Kegworth with off road parking, garage and enclosed garden. The property has a gas fired central heating system and upvc double glazing and briefly comprises:- Entrance hall, three reception rooms, a spacious kitchen diner and separate utility room. To the first floor are four double bedrooms, master with en suite shower room and family bathroom with white suite. The garage has light and power and the property must be viewed to be fully appreciated.

Kegworth itself is a highly desirable village with excellent transport links, it is within commuting distance of Nottingham, Derby, Leicester and London, close to the M1 motorway and with regular trains to St. Pancras from East Midlands Parkway railway station. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The village is also close to the Sutton Bonington Campus of Nottingham University.

Entrance Hallway

Accessed via a panelled composite entrance door with inset opaque double glazed panels and attached side panels leading into a spacious entrance hallway with an open spindle staircase off to the first floor, porcelain tiled flooring, central heating radiator, panelled door giving access to useful understairs store, a further panelled door gives access to the cloaks/ W.C and door off to:-

Cloaks/ W.C

Fitted with a modern two piece white suite comprising of pedestal wash hand basin with chrome mixer tap over, low level W.C, partly ceramic tiled walls with feature border tiles, porcelain tiled flooring, central heating radiator and extractor fan.

Spacious Living/ Kitchen

17' x 14' 1" Min plus door recess (5.18m x 4.29m Min plus door recess)

Fitted with a range of high gloss matching base and wall units with laminate work surfaces over, matching upstands, feature breakfast bar providing breakfast seating and seating area, integrated appliances including electric fan assisted oven and separate grill, four burner gas hob with extractor hood over, stainless steel splashback to the cooking area, integrated dishwasher, integrated fridge freezer, single drainer with one and a quarter bowl stainless steel sink unit with chrome mixer tap over, porcelain tiled flooring, two double panelled radiators, inset spot lights, two double glazed roof light windows, two UPVC double glazed windows to the rear and double opening double glazed French doors to the side giving access to the garden and panelled door off to:-

Utility

6' 10" x 5' 10" (2.08m x 1.78m)

Having matching high gloss units to base and eye level, laminate work surface with matching upstands, single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for washing machine, porcelain tiled flooring, central heating radiator and a boiler concealed within a unit which provides the property with domestic hot water and central heating and composite panelled door inset with double glazed opaque panel to the side giving access to the side path and in turn the rear garden, wall mounted fuse box and extractor fan.

Lounge

15' x 11' 1" (4.57m x 3.38m)

having UPVC double glazed windows to the rear giving aspect over the garden, central heating radiator and wall mounted flush fitted electric heater.

Study

8' 1" x 9' 1" Max into bay (2.46m x 2.77m Max into bay)
Having a walk-in UPVC double glazed bay window to the front elevation and central heating radiator.

Dining Room

10' x 8' (3.05m x 2.44m)
Having UPVC double glazed window to the front and central heating radiator.

First Floor Landing

Having open spindle balustrade, loft access and panelled door gives access to the airing cupboard with pressurised hot water cylinder.

Bedroom One

12' x 12' Max to rear of wardrobes (3.66m x 3.66m Max to rear of wardrobes)
Having double door fronted and single door fronted built-in wardrobes with hanging rail and shelving, UPVC double glazed window to the front elevation, central heating radiator and panelled door off to the en suite shower room.

En Suite Shower Room

Fitted with a double width glazed shower cubicle with chrome mains shower over, pedestal wash hand basin with chrome mixer tap and low level W.C, fully tiled cubicle and part ceramic tiled walls, ceramic tiled flooring, chrome wall mounted heated towel rail, inset spot lights, extractor fan to the ceiling and UPVC double glazed opaque window to the front.

Bedroom Two

10' x 12' 1" Into recess (3.05m x 3.68m Into recess)
Having UPVC double glazed window to the rear and central heating radiator.

Bedroom Three

10' x 13' Max (3.05m x 3.96m Max)
Having UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Four

11' x 10' (3.35m x 3.05m)
Having UPVC double glazed window to the rear and central heating radiator.

Family Bathroom

Fitted with a three piece modern white suite comprising of panelled bath with glazed shower screen and mains fed chrome shower over, pedestal wash hand basin with chrome mixer tap, low level W.C, partly ceramic tiled walls, ceramic tiled flooring, UPVC double glazed opaque window to the rear, chrome heated towel rail and extractor fan.

Outside

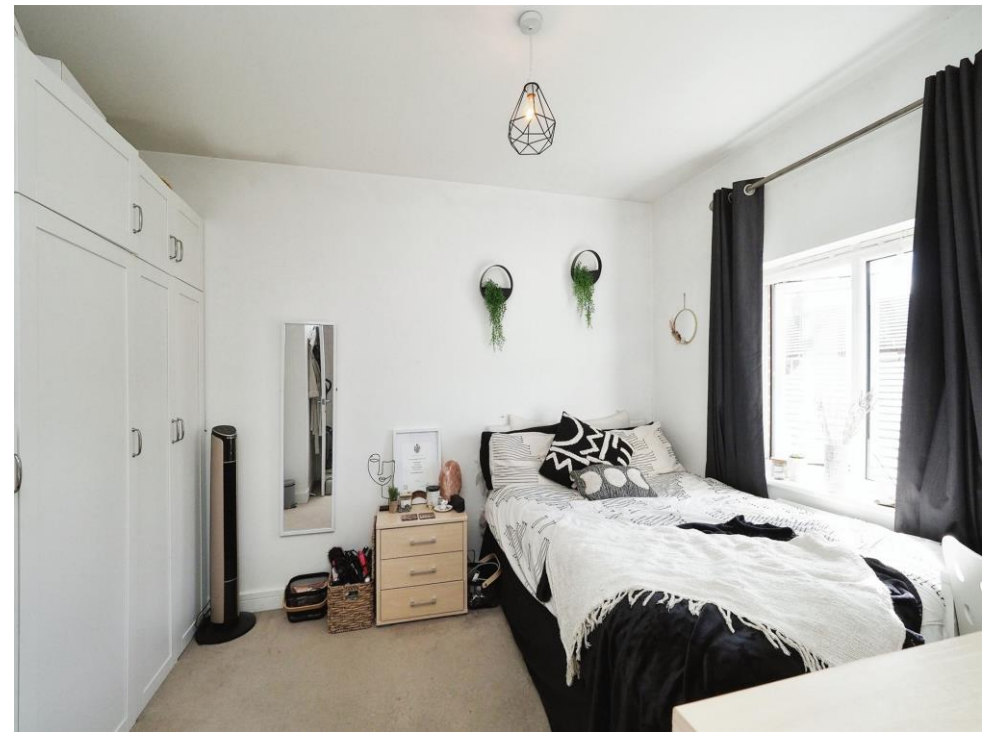
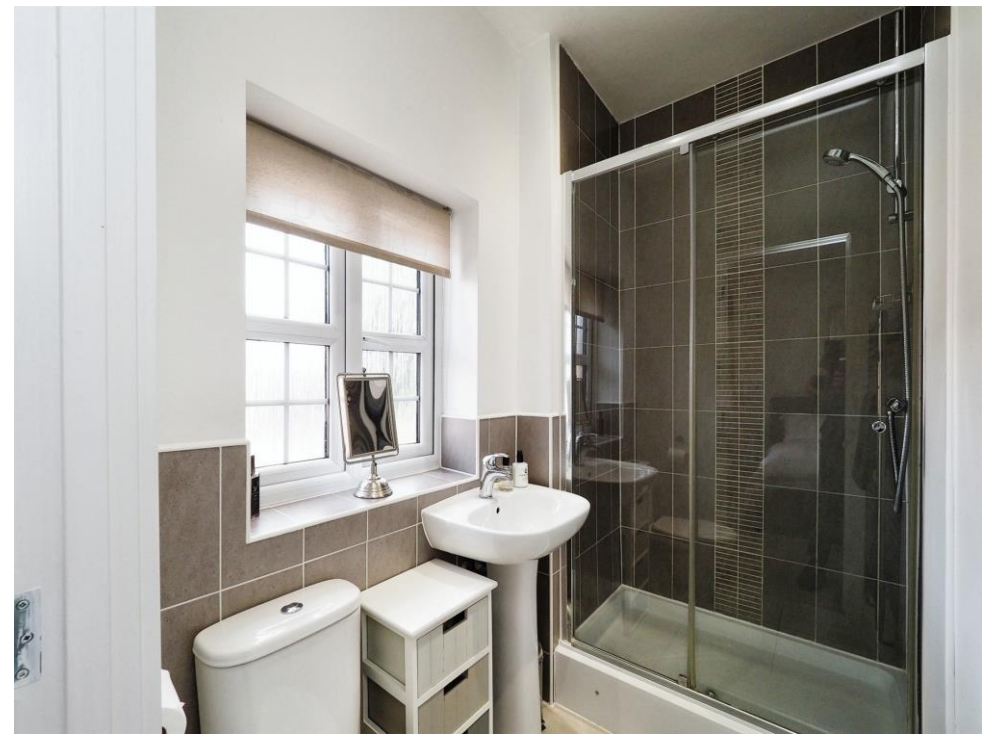
To the front of the property is a low maintenance fore garden with wrought iron railings and slate chippings for ease of maintenance, cover canopy over the front door area. To the side is a tarmacked driveway providing off road parking and leading to a detached pitched roof garage.

To the rear the garden is laid mainly to lawn with paved path and patio areas, a gate leading to the side driveway, a further lawned area to the rear of the garage and paved paths, further paved seating area, outside tap, outside lighting and fully enclosed with fencing.

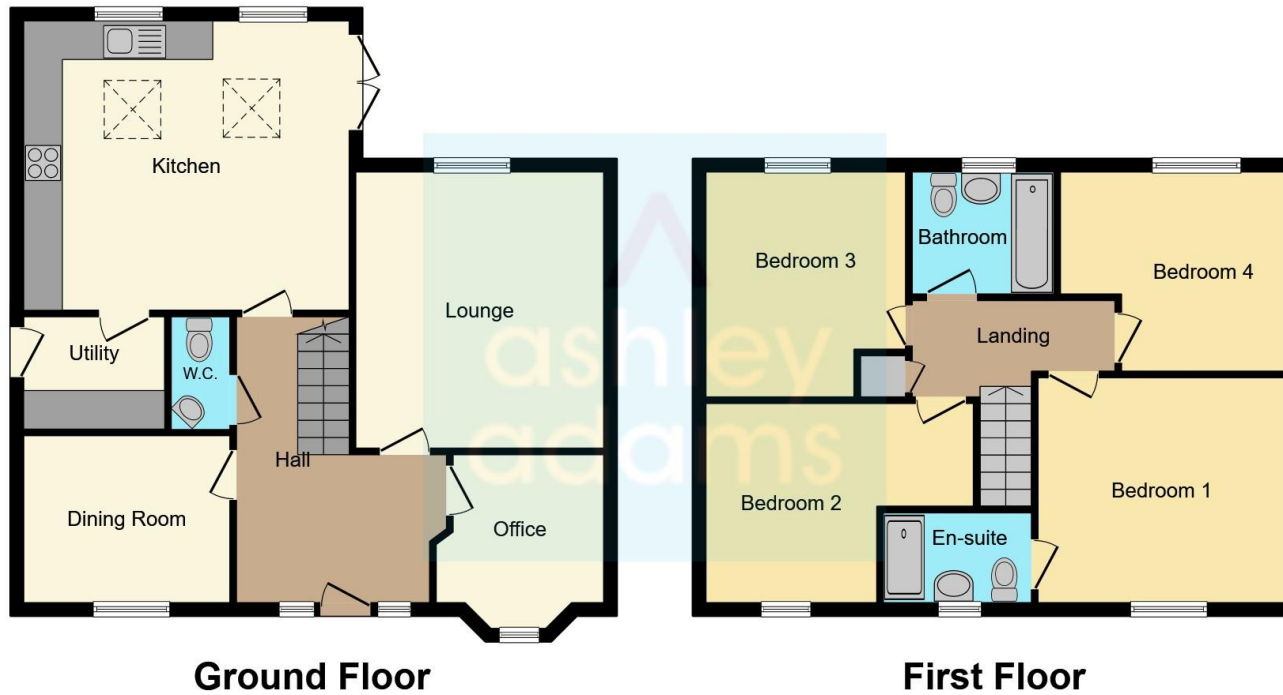
Detached Garage

10' x 20' (3.05m x 6.10m)
Having roof storage, light and power, up and over door and side access door.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

EPC Rating: Awaited

Tenure: Freehold

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Property Ref: MEL203977 - 0002