



Whatton Road  
Kegworth Derby



## Property Description

A well-presented renovated and tastefully converted five-bedroom semi-detached home, situated within a sought-after location within Kegworth, offering direct commuter links to major roads and walking distance of all local shops and amenities. Enjoying a slightly elevated position set back from the road, with ample off-road parking for several cars and a generous private landscaped back garden with scope to further extend this home to the side and rear elevation, subject to planning.

The current owner has converted the loft into a modern space with bathroom, two bedrooms and boasts a Juliet Balcony to the rear bedroom. The property is fully UPVC double glazed and offers gas central heating. This sizeable property is offered to the market with no above chain and must be viewed to appreciate.

In brief the property comprises:- Entrance hallway, lounge, dining room, kitchen, conservatory. To the first floor; three bedrooms and modern family bathroom. To the second floor, two further bedrooms and bathroom. Outside, to the front is a block paved driveway, side access to the lean-to conservatory. To the rear, a generous three-tiered enclosed private landscaped garden with mature trees and shrubs.

## Location

Kegworth has great links to Nottinghamshire, Leicestershire and Derbyshire. Links to the M1 & A50 are less than 2 miles away for direct routes to London, A6 and A46

## Entrance Hall

Via UPVC double glazed front door, wood effect laminate flooring, radiator inset spotlights. Balustrade staircase leading to the first floor. Hallway leads to lounge, dining room, kitchen and first floor.

## Lounge

14' 1" into bay x 10' 10" into recess ( 4.29m into bay x 3.30m into recess )  
UPVC double glazed bay window to the front elevation, feature wall lights, decorative chimney with inset slate mosaic and hearth, radiator, carpet.

## Dining Room

11' 2" x 10' 10" ( 3.40m x 3.30m )  
Room to the rear elevation and leads into the conservatory via patio doors, radiator and carpet.

## Conservatory

Irregular Shaped Room x ( x )  
21' x 7' rear elevation of conservatory  
23' x 4' side elevation of conservatory  
Max 21' x 23'

With patio doors, large gallery window and UPVC double glazed door to the rear elevation, corrugated roof, wood effect laminate flooring leading to a part carpeted area. Plumbing and hot water tap, space for and currently standing (washing machine & dishwasher with space for a tall fridge freezer). modern vertical column radiator, lights and power. Access to the conservatory via the dining room patio door and kitchen door.

There is further storage space built into the house via the conservatory.

## Kitchen

8' 3" x 5' 10" ( 2.51m x 1.78m )

Modern fitted cupboard in a range of gloss white, base, wall and tall units with laminate worktop over and tiled splashback. Integrated appliances include:- electric oven, gas hob with hidden inset cupboard extract. Stainless steel sink and drainer with chrome flexible hose mixer tap. Inset spotlights, UPVC window to rear elevation (internal to conservatory), wood effect laminate flooring and UPVC door leading to the side elevation internally to conservatory.

## First Floor Landing

Bright and light landing space with side elevation window, balustrade carpeted stairs leading to a storage cupboard housing the combination boiler, three bedrooms, bathroom and second floor.

## Bedroom One

14' 3" x 10' 4" ( 4.34m x 3.15m )

This fantastically light and spacious front bedroom, boasts fitted wardrobes, bay front window, radiator and is carpeted.

## Bedroom Two

11' 3" x 10' 11" ( 3.43m x 3.33m )

Another double bedroom, this spacious room sits the rear elevation of the property and overlooks the garden. Fully carpeted, radiator and UPVC double glazed window.

Stud wall between bedroom two and three ( this might be an opportunity to change into one room or reconfigure).

## Bedroom Three

8' 3" x 7' 7" ( 2.51m x 2.31m )

With fitted wardrobe and wall units, this bedroom also sits to the rear elevation of the property. With carpet, radiator and UPVC double glazed window.

## Bathroom

Recently renovated modern white bathroom suite, with fully matching elegant tiles to floor and walls. Luxury P shaped bath, glazed 2-part pivoted shower screen, chrome thermostatic shower with rain shower head, fitted white gloss vanity wash hand basin incorporating a hidden cistern and low level wc, with composite sink over and chrome mixer taps. UPVC window to the front elevation, heated chrome towel rail and shaver socket.

## Bedroom Four

10' 9" x 8' 1" ( 3.28m x 2.46m )

As part of the loft conversion this fantastic double bedroom has a Juliet balcony with side panel window overlooking the garden, inset spotlights, carpet, radiator and oak door.

## Bedroom Five

8' 5" restricted head height x 11' 4" into recess ( 2.57m restricted head height x 3.45m into recess )

As part of the loft conversion to the front elevation, this versatile room has two Velux windows, under eaves storage, radiator, carpet and oak door.

## Bathroom / Shower Room

This fantastic modern recently installed shower room has been carefully designed. Its tasteful fittings include modern low profile shower enclosure and glazed screen with chrome thermostatic rain shower over, chrome heated towel rail, gloss white vanity wash stand, low level wc, patterned vinyl flooring and oak door.

## Outside Frontage

Block paved driveway, parking for several vehicles. With side entrance to lean-to conservatory. Feature wall light and storm porch.

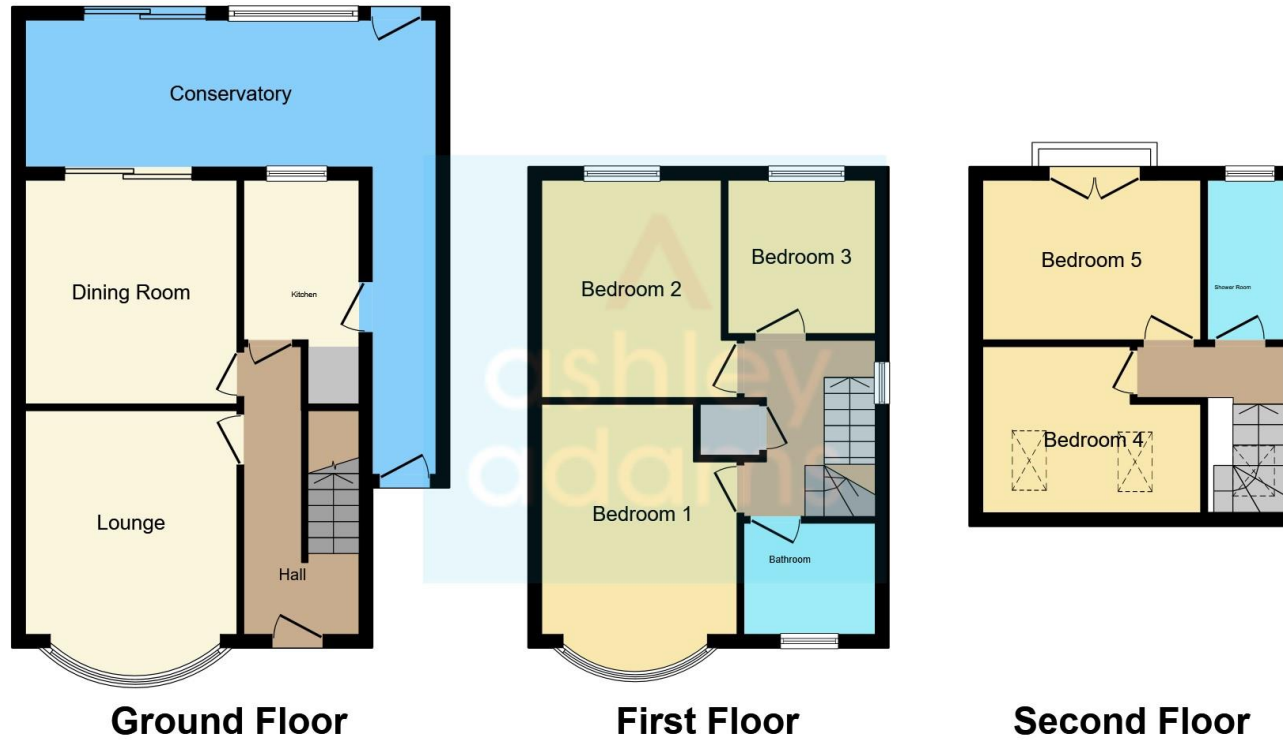
## Outside Rear Garden

A generous three-tiered enclosed private landscaped garden with mature trees and shrubs.









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