

Suthers Road

Kegworth, Derby, DE74 2DE



This delightful two/three bedroom detached bungalow is full of features including a large detached garage, low maintenance gardens and neutral décor throughout. The property is ideally located close to local shops, eateries and has fantastic access to the M1.

£250,000

John German 

As you pull up to the home you will see the large driveway and separate garage. As you enter the property you come straight into the kitchen which features both under counter and overhead storage, gas hob and in built oven.

The main living space is directly ahead, this light and bright room features neutral décor, carpets and electric fire. It overlooks the front of the home and benefits from great natural light.

The bathroom is located in the middle of the home and features floor to ceiling tiles, WC, pedestal wash hand basin and separate shower.

All bedrooms are located towards the rear of the home. The first one benefits from neutral décor and carpets and would make an ideal home office, with window to side.

The spacious master bedroom overlooks the rear gardens, this room features built in storage, neutral décor and carpets.

The second bedroom/dining room overlooks the rear gardens and benefits from a sliding double door that leads out to the rear gardens. It also has neutral décor and carpets.

The rear garden is low maintenance and features multiple paved patio areas, artificial lawn and garden beds. It also has a large storage shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band:

North West Leicestershire District Council / Tax Band C

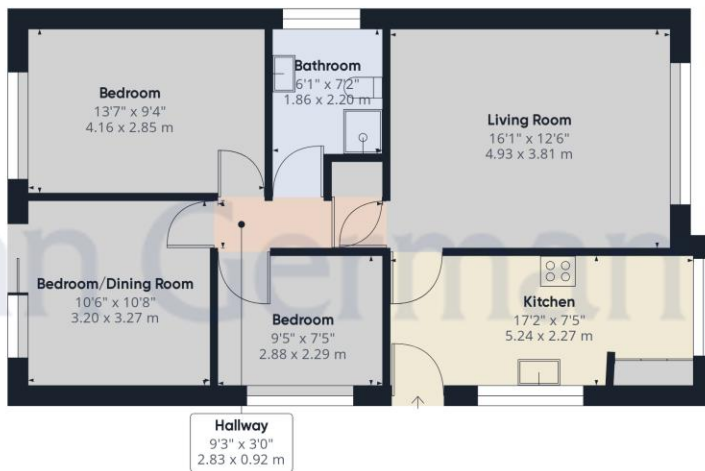
Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

Our Ref: JGA/05042024

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
907.79 ft²
84.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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