

## 98 Whatton Road, Kegworth, Derby, DE74 2DT

£530,000

- Substantial detached property
- Kitchen diner
- 2 additional reception rooms
- Sought after village location
- Extensive mature garden
- Conservatory
- Garage and gated driveway for several vehicles
- 4/5 bedrooms, 3 ensuites
- Utility room
- Eco friendly

# 98 Whatton Road, Derby DE74 2DT

**\*\*No onward chain\*\*** Substantial 4 bedroom, 4 bathroom dormer bungalow situated on a large plot with lots of parking and stunning gardens. This bungalow ticks all the boxes with a conservatory, kitchen with island, utility room, 3 ensuites, flexible rooms offering more bedrooms or more reception rooms, stunning mature gardens, garage, bags of parking, generous bedroom sizes, large lounge and a sought after village location.



Council Tax Band: E



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This is a great opportunity to purchase a property in popular and very well located Kegworth village. It would make a fantastic family home and has been upgraded by the current owners. It is very eco friendly with low bills as the current owners have had a air source heat pump installed and triple glazing throughout.

The property is located in the popular village of Kegworth. With excellent transport links, it is within commuting distance of Nottingham, Derby, Leicester and London, with regular trains to St. Pancras from East Midlands Parkway railway station and close to the M1 motorway. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The village has a great community and lots of shops and services. There is a well regarded primary school, GP surgery, pharmacy, several pubs and restaurants, a well stocked Co-op supermarket, a very popular butchers and deli and a range of shops. There is even an artisanal food market every quarter.

#### Ground floor

##### Kitchen/diner

12'3 x 15'11

Modern fitted kitchen with an extensive range of white matte wall and base units, a range oven with gas hobtop and extractor hood, island with breakfast bar, modern grey worktops, an integrated dishwasher, spotlighting, space for an American style fridge freezer and neutral white decor. There are two windows overlooking the beautiful rear garden and allowing in lots of natural light. There are grey tiles to the floor which continue through to the utility room.

##### Utility room

7'6 x 7'3

Good sized utility room with additional storage and space for a washing machine and tumble dryer, there is an additional sink with drainer and access through to the side of the house via a uPvc door.

##### Living room

12'7 x 20'5

Spacious living room with a feature fireplace with a working wood burner, white decor, grey carpeting and access through to the conservatory.

##### Conservatory

12 x 8'10

Lovely extra reception space, the conservatory has a brick base, vaulted ceiling, insulated roof, tiled flooring, spotlights, electric infrared and air heating. It can be used all year round and has stunning views over the garden.

##### Sitting room/bedroom 5

10'9 x 11'7

Room with flexible use. It has been used as an extra lounge/snug but could easily be utilised as a 5th bedroom or home office. It has white decor, a wall mounted gas effect fire and a front facing aspect.

##### Bedroom 3

10 x 11'7

Ground floor double bedroom with white decor, a front facing aspect and an ensuite shower room.

##### Ensuite

Shower room with a spacious double walk in shower which is fully accessible with glass doors, vanity basin, WC and ladder style radiator. The shower room is tiled to floor and walls in warm brown and beige colours.

##### Bedroom 4

10'9 x 11'9

Double bedroom with white decor and beige carpeting located opposite the family bathroom. The room has flexible use.

##### Bathroom

Ground floor family bathroom in addition to the 3 ensuites. It has a large jacuzzi bath, walk in shower with glass doors, WC, vanity hand basin and a ladder style radiator. The bathroom is tiled to the walls and floor with high quality tiling.

#### First floor

### Bedroom 1

18'5 x 21

Extra large double bedroom with neutral decor, hanging space, a front facing aspect and a stunning ensuite.

### Ensuite

Stylish and modern ensuite with a walk in shower with glass doors, hand basin with storage, low level WC, ladder style radiator, a light up mirror and a skylight. The ensuite is finished with white decor, spotlights and grey tiled to the walls and floor.

### Bedroom 2

18'1 x 18'2

Large double bedroom with a rear facing aspect with views over the gardens, neutral decor, spotlights and a useful ensuite.

### Ensuite

Spacious ensuite with a walk in shower with glass doors, WC, vanity hand basin and a skylight, It is finished with white decor, pale grey tiling and spotlights.

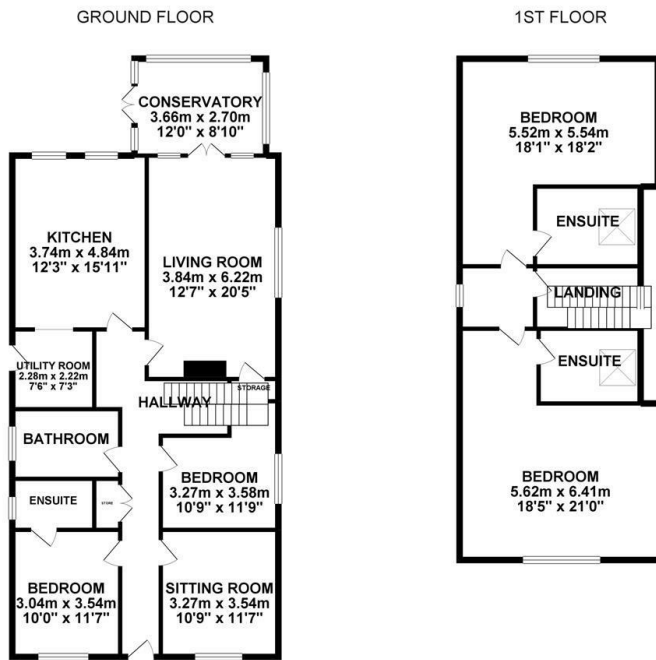
### Outside

To the front of the property is an extensive paved driveway suitable for several vehicles. The driveway is gated and there is a brick wall that matches the bricks of the home, making the facade of the property really attractive. The driveway leads to the garage with power and an up and over door and down some steps to the front door. There is a wall mounted electric charging point, the garage houses the electric battery which runs the house and is charged partly by the solar panels there is access at the back of the garage to the rear garden as well as access along the sides of the property.

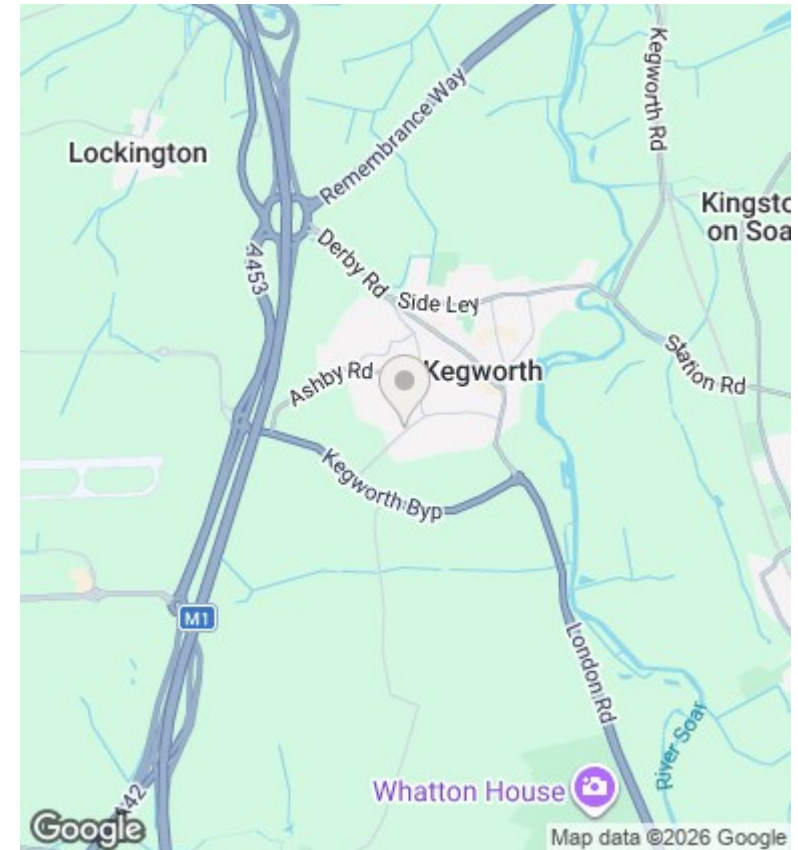
The rear garden is simply stunning. Extensive mature gardens, lawned areas, a summer house, greenhouse, flower beds, shrubs and trees. There is a large patio and steps down to the garden. The garden has a fantastic aspect with lots of mature trees to the rear. The garden really must be viewed to appreciate the scope and beauty.







Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error or omission in this statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee can be given. Made with Hozon ©2024



## Directions

## Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>97</b>	<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	