





98 Huffer Road, Kegworth, Derby, DE74 2XU

£320,000

- 3 Bedroom detached
- Master bedroom with ensuite
- Turnkey property
- Driveway
- Built in 2021 - 5 years NHBC warraty remaining
- Open-plan living
- Popular village location
- Three double bedrooms
- Downstairs WC
- Utility room

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98 Huffer Road, Derby DE74 2XU

Modern, 3 double bedroom family home situated in a quiet spot in the popular village of Kegworth.

3 2 1 B

Council Tax Band: D





Overview

This modern detached home has a good finish with high quality fixtures, fittings and décor throughout.
Beautifully presented and nestled on a sought after, modern development. Briefly comprising 3 bedrooms including a master with ensuite, open plan living/kitchen and dining, downstairs WC, utility room, family bathroom with white suite, a driveway, garage and an easy to maintain garden with a patio area, and a lawn. It benefits from double glazing and gas central heating throughout.

Kegworth is a sought after village in North West Leicestershire, popular with families, commuters and students, creating a friendly community feel amongst all. It offers a great range of local amenities, with shops, pubs, restaurants, local businesses and sporting facilities. The village has easy access to the University of Nottingham's Sutton Bonington Campus, and convenient public transport links to Nottingham, Derby and Leicester. It is located just off the M1, with East Midlands Airport, East Midlands Parkway railway station and Donington Park in close proximity.

Ground Floor:

Living Room

18'5" x 9'7"
The front door opens into the generous lounge which has a large window to the front and wood effect flooring. There are stairs leading up to the first floor, access to the downstairs WC and an open plan to the kitchen.

Kitchen

9'9" x 8'10"
The modern fitted kitchen has a range of grey gloss wall and base units, wood effect worktops, a breakfast bar and a fitted sink with mixer tap and drainer. There are integrated appliances including a dishwasher, fridge/freezer, washing machine and oven with hob and stainless steel extractor fan. The kitchen area has neutral decor and wood effect flooring, there is a window overlooking the rear garden.

Dining Room

9'9" x 9'6"
The breakfast kitchen has an open plan to an additional reception room, currently utilised as a dining room it has flexible use. The wood effect flooring continues through to the dining area and there are french doors out to the rear garden.

Utility Room

7'2" x 9'6"
The utility room benefits from fitted storage units and worktop with space for appliances underneath and additional storage above, cream tiled flooring and a towel rail radiator.

Downstairs WC

Useful ground floor cloakroom with a white suite comprising a WC and hand basin.

First Floor:

Master bedroom & ensuite

14'1" x 9'7"
Good sized double bedroom with a front facing aspect, fitted mirrored wardrobes, neutral decor and carpeting. It has an ensuite shower room with a double shower cubicle, WC and hand basin.

Bedroom 2

9'7" x 9'4"
Double bedroom with a front facing aspect, navy blue decor and grey carpeting.

Bedroom 3

9'7" x 8'7"

Double bedroom with a rear facing aspect, teal painted walls and grey carpeting.

Bathroom

Spacious modern family bathroom with a three piece suite comprising a full sized bath, separate shower cubicle, WC, hand basin and ladder style radiator.

Garden

To the front of the property is a driveway leading to an integral garage with power and light. There is a lawned area with a shrub border and side access through to the rear garden. The front door is an attractive dark blue composite door, to match the garage door.

To the rear of the property is a fenced garden with a patio area, an additional seating area at the rear of the garden, and a sizeable lawn.







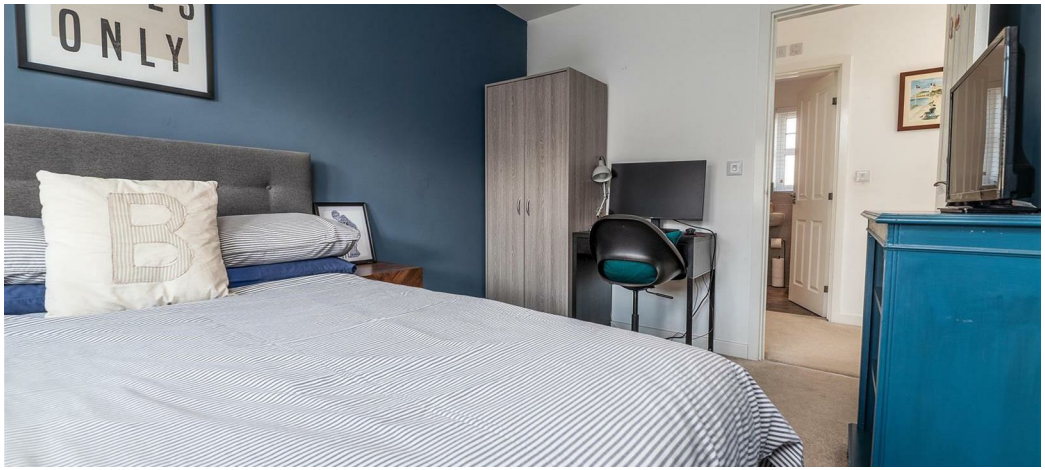


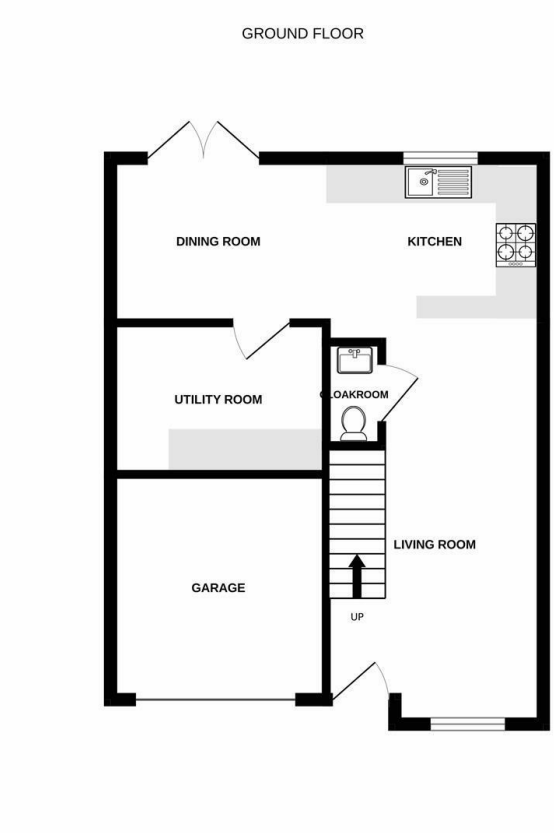


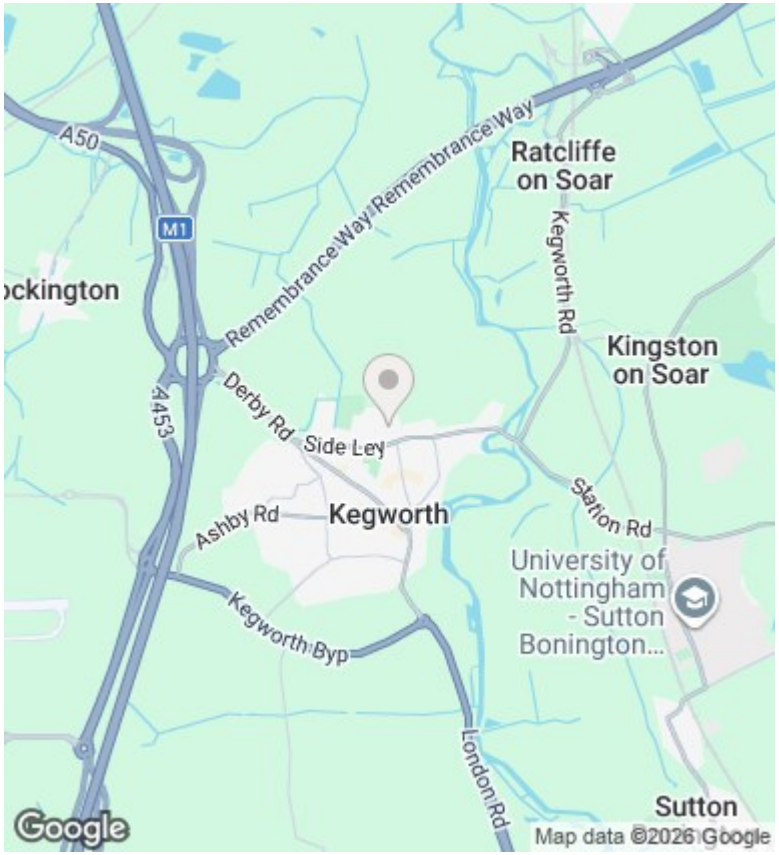

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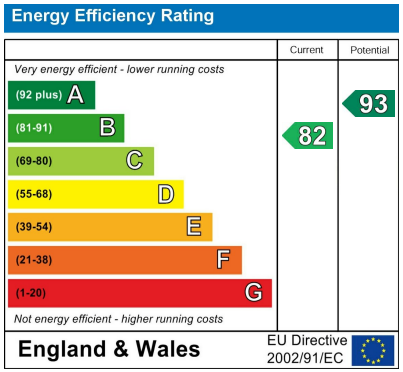
Directions

Viewings

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

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