

Sinclair



69 Huffer Road, Kegworth

Derby

£450,000

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Kegworth, Derby

Council Tax band: F

Tenure: Freehold

- Super Detached On Entrance To Development
- Four Double Bedrooms
- Home Office/ Family Room
- Open Plan Family Dining Kitchen
- Two En-Suites & Family Bathroom
- Utility Room & Downstairs WC



Reception Hall

Entrance door through to the reception hall. The reception hall has a balustrade staircase accessing the first floor and access to the downstairs WC, living room, study and Open Plan family dining kitchen (with utility room off).

Living Room

25' 2" x 12' 0" (7.66m x 3.65m)

UPVC double glazed window, radiators and UPVC double glazed French patio doors overlooking and accessing the garden

Family Room/ Home Office

13' 1" x 8' 10" (3.98m x 2.69m)

UPVC double glazed windows to two elevations, radiator. This room offers flexibility and is currently used as a family/playroom and could be utilised as a well proportioned home Office.

Downstairs WC

Fitted with a white two piece suite comprising WC and pedestal wash hand basin. Radiator

Open Plan Family Dining Kitchen

22' 6" x 13' 5" (6.87m x 4.08m)

Super open space with the kitchen area fitted with a one and a half bowl single drainer, stainless steel sink unit and cupboards under, fitted units to the wall and base, roll edge works surface with matching upstand continuing to a breakfast bar area. There is a range of integrated appliances including a five ring gas hob with suspended extractor fan over, double eye level oven and grill, fridge, freezer and dishwasher. UPVC double glazed window to the side elevation, a door accessing the utility room and Open access to the dining area. The dining area has UPVC double glazed doors to two elevations overlooking and accessing the garden. Two radiators.

Utility Room

The utility room is fitted with a worksurface and cupboard under, plumbing for washing machine and space for an additional appliance. There is an under stair storage alcove, UPVC double glazed window and wall mounted BAXI gas fed boiler.

Landing

On the first floor a landing gives way to four double bedrooms (with en-suite and dressing room to the master and further en-suite to the second guest bedroom, family bathroom and airing cupboard housing the hot water system. Loft access hatch



Master Bedroom

13' 5" x 9' 11" (4.10m x 3.01m)

(measurements not including the room entry, dressing room or en-suite) UPVC double glazed windows to two elevations, radiator and access to the dressing room.

Dressing room 1.98 m x 1.10 m (to the front of wardrobe/cupboards) there is a range of fitted mirror fronted wardrobe/cupboards and door accessing the en-suite shower room. En-suite - The en-suite is fitted with a white three-piece suite comprising walking in shower cubicle, low flush WC, pedestal wash hand basin and heated chrome towel rail. UPVC double glazed window.

Bedroom Two/ Guest Room

14' 0" x 11' 7" (4.26m x 3.54m)

(2.67m minimum measurement) UPVC double window with pleasant outlook to fields and countryside. Radiator and door accessing the en-suite shower room. En-suite is fitted with a white three-piece suite comprising shower cubicle, low flush WC and pedestal wash hand basin. UPVC double glazed window and heated chrome towel rail.

Bedroom Three

12' 1" x 8' 11" (3.68m x 2.73m)

(minimum measurement) UPVC double glazed window with a pleasant aspect overlooking fields. Radiator

Bedroom Four

10' 10" x 8' 10" (3.30m x 2.68m)

UPVC double glazed window and radiator

Family Bathroom

The family bathroom is fitted with a white three-piece suite comprising panel bath with combination shower tap, low flush WC with concealed cistern and push button flush and a pedestal wash hand basin. UPVC double glazed window and heated chrome towel rail.











GARDEN

To the front of the property there are two lawn areas with box hedging to the boundaries and a driveway providing off-road parking which in-turn leads to the detached brick built garage.

REAR GARDEN

The rear garden has an Indian sandstone style slabbed patio area offering two seating areas to the rear and side of the living room and dining kitchen. Lawned garden and personal access door to the garage. NOTE TO PURCHASERS - We are advised by the vendors that there is a service charge for the estate and the upkeep of the communal areas of approximately £260 per year.

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

Detached garage with up and over door, electric light and power and a personal access door to the garden.





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