



8 Foxhills, Kegworth, Derby, DE74 2FD

£375,000

- Detached bungalow with flexible rooms
- 3 reception rooms
- Kitchen diner with breakfast bar
- High quality fixtures and fittings
- Generous plot
- Utility room
- Garage and paved driveway
- Extensive gardens
- Master bedroom with ensuite
- No onward chain

8 Foxhills, Derby DE74 2FD

****No onward chain**** Substantial 2 bedroom, detached bungalow situated on a large plot with ample parking and beautiful gardens.

 2  2  3  D

Council Tax Band: D



****No onward chain**** Substantial 2 bedroom, detached bungalow situated on a large plot with ample parking and beautiful gardens. This spacious bungalow has very generous room sizes and is set back from the road on a residential cul de sac offering privacy.

This is a great opportunity to purchase a property in popular and very well located Kegworth village. It would make a fantastic family home. Comprising 3 reception rooms including a garden room, spacious kitchen diner with a breakfast bar, 2 bedrooms including a master with ensuite, utility room, family bathroom, a garage and large driveway for multiple vehicles. The reception areas have the potential to be converted to additional bedrooms. There is also the option to extend or to add a dormer.

The home sits on a generous plot with a lovingly maintained garden. The garden has a summer house, greenhouse, sheds, seating areas, patios, lawns and many trees, shrubs and flowerbeds. The current owners have lived in the home for many years and it has been very well looked after and maintained. While some modernisation is needed the fixtures and fittings are all of good quality and great care has been taken in looking after the home.

It is double glazed throughout and has gas central heating 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 is also close to Sutton Bonington Campus of Nottingham University.

Kitchen diner

22'11" x 3'3" x 17'10"

Kitchen with lots of wood effect fitted wall and base units providing ample storage, integrated double oven with grill, integrated dishwasher, integrated induction hobtop with a hidden extractor fan, integrated tall fridge, grey worktops, double sink with mixer tap and drainer and a large window allowing in lots of natural light. The kitchen has a breakfast bar and an open plan to one of three reception rooms currently laid out as a dining room but large enough to accommodate a living area as well. There is access through to the utility room.

Utility room

8'9" x 7'11"

Useful utility room with a washing machine, tumble dryer, tall freezer and additional storage.

Living room

17'11" x 11'10"

Generous lounge with a feature fireplace, neutral decor, coving, ceiling roses and access through to the garden room.

Garden room

11'10" x 11'0"

Lovely extra reception room currently used as an additional sitting room and a study/craft room. It has lot of natural light and access to a patio with seating area via double glass sliding doors.

Bedroom 1

13'1" x 11'10"

Double bedroom with fitted storage, a fitted wardrobe with mirrored door, fitted drawers with a vanity table and fitted bedside tables. The fitted storage has spotlights and the room has coving and purple and cream decor. There is access through an archway to the ensuite.

Ensuite

A useful ensuite with a shower cubicle, WC and a hand basin with a vanity unit, fitted mirror and storage cupboards.

Bedroom 2

12'0" x 8'7"

Double bedroom currently laid out as a twin bedroom with neutral decor, coving and a window overlooking the side of the property.

Bathroom

7'10" x 6'10"

Bathroom with a pale grey suite, comprising a full sized bath with shower over, fitted basin and WC. The bathroom is finished with grey tiles to the walls.

Garage

18'9" x 8'9"

Integral garage ideal for storage, it has an up and over door as well as a rear door with access to the side of the house. There is a paved driveway leading to the garage suitable for 3-4 cars and including a carport.

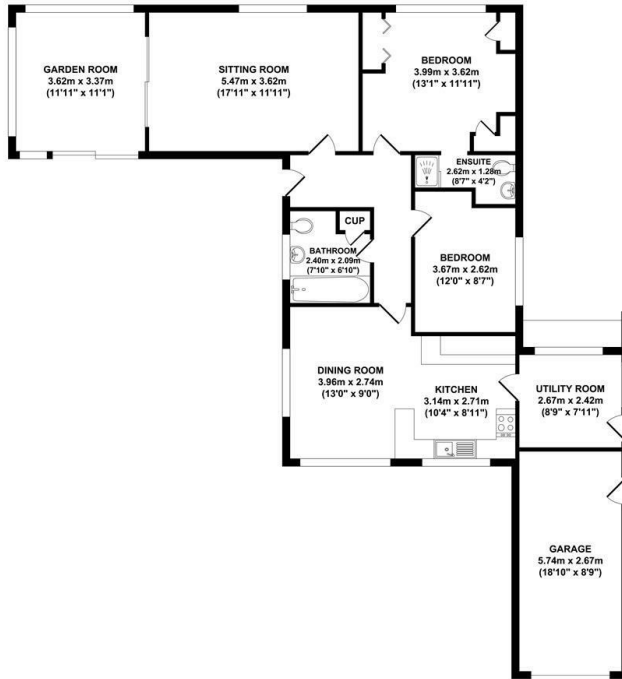
Gardens

The bungalow sits on a large wrap around plot with access to the rear garden via both sides of the property. To the front of the home is a driveway with mature shrubs along one side. To the left is a patio with seating area accessible from the garden room and access to the rear garden.

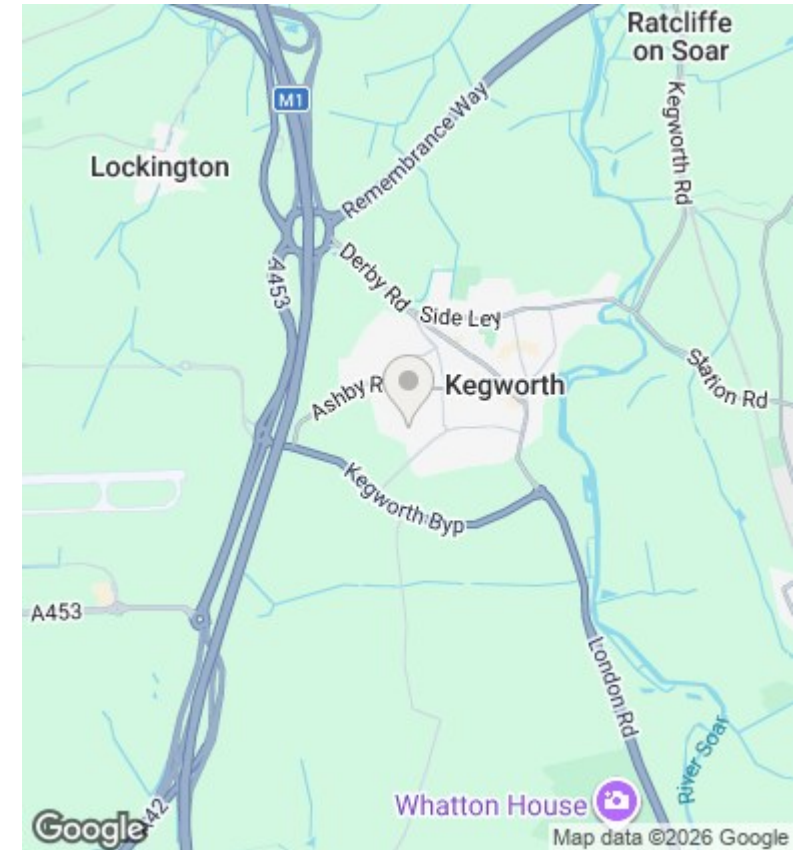
The garden has two lawned areas, flowerbeds, a summer house, greenhouse, sheds, hedgerows, vegetable beds and some trees and shrubs. It is a lovely garden with a red brick walled boundary to one side, hedgerows and lots of day round sun in the summer months.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		