



## 21 Heafield Drive, Kegworth, Derby, DE74 2GG

£345,000

- No onward chain
- Detached
- Two generous reception rooms
- Popular cul-de-sac location
- Downstairs WC
- Spacious kitchen with breakfast bar
- Conservatory
- Central village location
- Garage and driveway

# 21 Heafield Drive, Derby DE74 2GG

**\*\*No onward chain\*\*** Great opportunity to purchase a generously sized 4 bedroom, detached home in the popular village of Kegworth. Ready to move into and make your own. Downstairs WC, breakfast kitchen, a generous sized lounge with a dining area, family bathroom, good sized garden, integrated garage and ample driveway.



Council Tax Band: D



## Overview

**\*\* No onward chain\*\*** A well maintained 4 bed detached property in a popular street in the centre of Kegworth. To the front of the property is a paved driveway, with plenty of parking and access to the garage. There is also access to the front of the house and also to the rear of the property via the side passageway. There is a well maintained rear garden with a lawned area, flower and shrub borders and a paved patio area accessed via the kitchen, conservatory or side access. The garden is easy to maintain but also has scope for those keen gardeners who want to add their own touches.

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 close to Sutton Bonington Campus of Nottingham University and close to some good schools like Kegworth County Primary School and Sutton Bonington Primary School.

## Lounge

13'10" x 11'6"

Generous sized lounge very light and airy with front and rear aspect. The double glazed window and conservatory let in lots of light and there is also an area for use as an additional dining space or downstairs study area. The conservatory is accessed from the living room.

## Dining Area

14'11" x 8'7"

## Kitchen

9'8" x 13'8"

Large bright family kitchen at the rear of the property, accessed from the

hallway, with a range of good quality wooden floor and wall cupboards allowing for plenty of storage space. There is also a breakfast bar and a modern glass door leading through to the lounge.

## Conservatory

14'1" x 9'4"

Good sized bright conservatory accessed from the lounge and overlooking the rear garden

## Downstairs toilet

A very useful cloakroom with WC and wash hand basin.

## Bedroom 1

13'5" x 11'8"

Generously sized Master bedroom, with masses of storage space in the fitted bedroom furniture

## Bedroom 2

11'8" x 9'7"

Another good sized double bedroom with storage cupboard and front facing aspect

## Bedroom 3

10'10" x 6'9"

Another light and airy double bedroom with rear facing aspect

## Bedroom 4

9'2" x 8'7"

Useful 4th bedroom which could be used as a bedroom or a study

## Garage

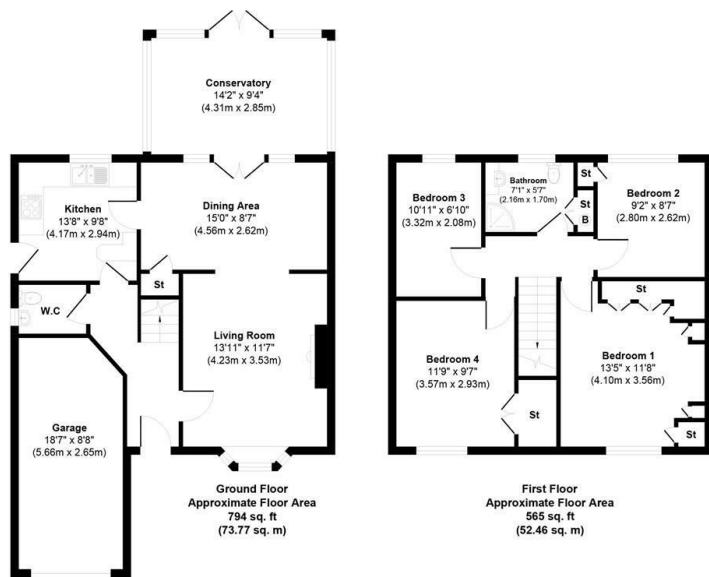
18'6" x 8'8"

Integrated garage with power and light. Big enough for a car or conversion into additional living space

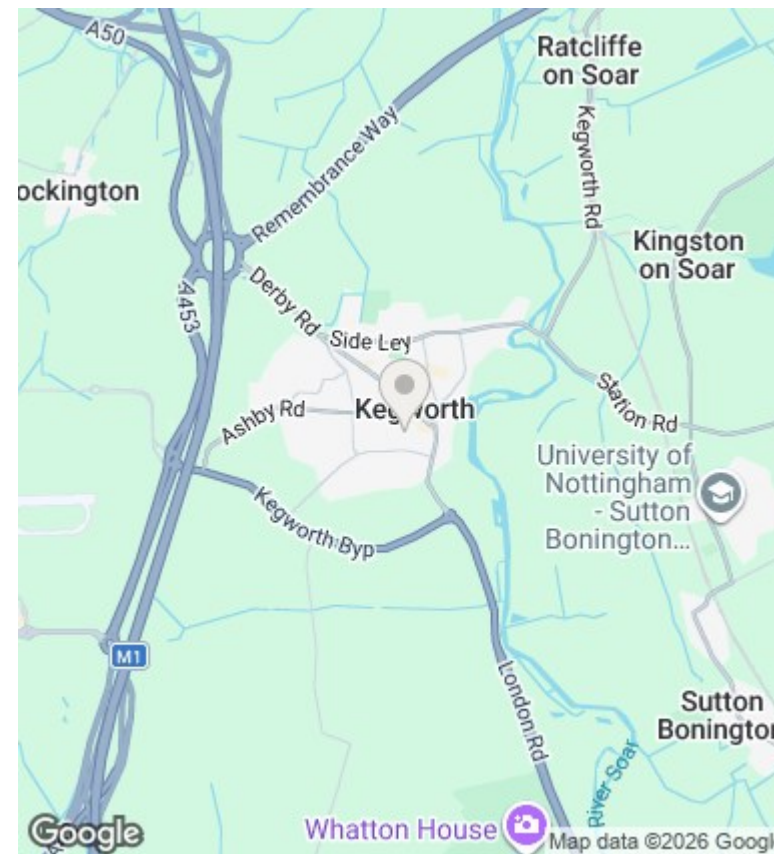




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Approx. Gross Internal Floor Area 1359 sq. ft / 126.23 sq. m



## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	