



Station Road  
Kegworth Derby



## Property Description

A substantial three storey three bedroom, two reception room period home in convenient residential location with secure parking in garage to the rear & off road parking to the front. The property has been refurbished with a recently re-fitted kitchen, bathroom and shower room. In brief the accommodation comprises:- Entrance hall, front sitting room, rear sitting room opening to fitted kitchen, ground floor bathroom. To the first floor are two bedrooms, one with ensuite shower room & w.c. off the landing. To the second floor is a further double bedroom. Outside the property has block paved driveway to the front providing off road parking whilst to the rear is a low maintenance patio garden with covered seating area & rear access to brick garage with vehicular access to the rear of the property leading through secure wrought iron gates to the rear to the garage. Please contact Ashley Adams for further details on 01332 865568.

## Entrance

Front composite entrance door with inset opaque glazed panel, opaque double glazed fan light, leading to:-

## Entrance Hall

Having central heating radiator, deep coving and cornice to the ceiling, oak door to:-

## Front Reception Room

12' 1" max into chimney breast recess x 15' 8" ( 3.68m max into chimney breast recess x 4.78m )

Having a sash bay window to the front elevation, feature stone effect fireplace with coal effect gas fire (capped off, not operational), tiled hearth and backplate, laminate flooring, central heating radiator.

## Open Plan Living Kitchen

### Living Room Area

15' 7" x 14' 9" max inc stairs to 1st floor ( 4.75m x 4.50m max inc stairs to 1st floor )

Accessed via an oak door off the entrance hall, having laminate flooring, double opening double glazed French doors to the rear with fanlight over, central heating radiator, open spindle dog leg stairs off to the first floor with understairs storage, high ceilings, wide opening to:-

### Kitchen Area

11' 7" x 7' 2" ( 3.53m x 2.18m )

Refitted with a range of matching base and wall units with laminated work surfaces over, single drainer stainless steel sink unit with chrome mixer tap over, integrated electric fan assisted oven, electric ceramic hob and extractor fan, ceramic tiled splashbacks, double glazed window to the side elevation, ceramic tiled flooring, space for fridge freezer, oak door leads to:-

### Utility Room

7' 5" x 5' ( 2.26m x 1.52m )

Having plumbing and space for an automatic washing machine, space for a tumble dryer, wall mounted boiler providing domestic hot water and central heating, ceramic tiled flooring continues through from the kitchen, loft access, composite stable door to the rear giving access to the garden, double glazed window to the side elevation, oak door to:-

### Ground Floor Bathroom

10' x 7' 4" ( 3.05m x 2.24m )

Having a refitted modern four piece white suite comprising panelled bath with chrome mixer tap over, wash hand basin fitted to vanity unit with storage beneath and mixer tap over, low level WC, corner glazed shower cubicle with a mains chrome shower with rain head, separate shower attachment, extractor

fan to the ceiling, fully tiled to the cubicle, part ceramic tiled walls, ceramic tiled flooring, wall mounted chrome heated towel rail, double glazed opaque window to the side elevation, coving to the ceiling.

### First Floor Landing

Having oak door giving access to stairs to the second floor. Oak door to:-

### First Floor Shower Room

Having a double width shower cubicle with a chrome mains shower over, rain head and separate shower attachment fully tiled to the cubicle, wash hand basin fitted to vanity with storage beneath and chrome mixer tap over, low level WC, ceramic tiled flooring, part ceramic tiled walls, UPVC double glazed window to the side elevation, extractor fan to the ceiling.

### Bedroom One

15' 5" x 11' 2" ( 4.70m x 3.40m )  
Having a walk in sash bay window to the front elevation, central heating radiator, walls finished with dado, coving to the ceiling, ceiling rose, oak door to :-

### Ensuite Shower Room

Having corner glazed shower cubicle with a chrome mains shower over, rain head and separate shower attachment fully tiled to the cubicle, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level WC, part ceramic tiled walls, opaque glazed sash window to the front elevation, ceramic tiled flooring, wall mounted chrome heated towel rail, extractor fan.

### Bedroom Two

15' 6" x 8' 6" ( 4.72m x 2.59m )  
Having two double glazed windows to the rear elevation, central heating radiator, coving to the ceiling.

## Second Floor

### Bedroom Three

14' 10" x 11' 7" ( 4.52m x 3.53m )  
Max measured beneath sloping ceiling  
Having double glazed window to the rear elevation, central heating radiator, inset spotlights to the ceiling, sliding door fronted built in wardrobe with hanging rail, further over stairs store in the loft space with light.

### Outside

To the front of the property is a block paved driveway providing off road parking. To the rear of the property is a block paved area with outside tap and outside lighting, which continues providing outside seating.

### Garage

20' 5" x 11' 1" ( 6.22m x 3.38m )  
To the very rear is a large detached brick pitched roof garage with attached car port accessed off New Street with an up and over door, light and power, pull down ladder to the loft space - the first floor space is boarded with an opaque glazed window to the front. There is also an inspection pit to the garage floor. There is plumbing in the lower garage and room for it to be converted to an annex subject to planning permission.









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To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

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Tenure:Freehold EPC Rating: E Council Tax Band: A

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