

# Holdere

A Modern Estate Agent



41 Whatton Road  
Kegworth, Derby, DE74 2EZ

£335,000



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## Summary

As you step into the home, you'll be greeted by a welcoming entrance porch that sets the tone for the rest of the property. This leads you into a thoughtfully designed through lounge that boasts generous proportions and has a focalpoint - making a great space to relax and enjoy! Here, you can enjoy an abundance of natural light streaming in through double-aspect picture windows, which provide lovely views of both the front and rear gardens.

Adjoining the lounge is a spaciouly extended and re fitted breakfast kitchen that enhances the home's functionality. This well-appointed kitchen is complete with under floor heating and not only offers ample room for culinary endeavors, but it also features lovely views overlooking the rear garden, making mealtimes an enjoyable experience. Just beyond the kitchen, a second hallway creates seamless access to various parts of the home, including doors leading to both the front and rear gardens.

The separate reception room is a true highlight and would make an ideal ground floor bedroom or study space, characterised by its part vaulted ceiling that creates a sense of openness and airiness. Full-height picture windows illuminate the space with natural light and provide direct access to the outdoor patio area, perfect for alfresco dining or hosting summer barbecues. To complete the versatile living space on the ground floor, you will

find a useful shower room/cloakroom, adding to the practicality of this family home.

Transitioning to the first floor, you will discover three well-sized double bedrooms that offer ample space for relaxation and personalisation, and a family bathroom, complete with a separate W.C. Additionally, the thoughtful conversion of the attic space has resulted in the creation of two dormer rooms, which offers versatile options for use as bedrooms, a study, or a playroom.

Outside, this home is set well back from the road, providing a sense of privacy and tranquility. The mature fore garden, with its lush greenery, offers a warm welcome and is framed by a charming five-bar farmhouse-style gate that opens onto an extensive driveway, providing ample off-street parking for multiple vehicles.

The rear garden is truly a standout feature of the property. It is impressively expansive and benefits from a southerly aspect that ensures it is bathed in sunlight throughout the day. This lovely outdoor space is laid primarily to lush lawn, surrounded by mature planted borders that add color and vibrancy. You will also find well-designed patio areas complete with a bbq area, gas mains fire pit, pizza oven - perfect for outdoor entertaining, a greenhouse, a delightful summer house for quiet moments, and a wooden store for all your gardening tools and outdoor equipment. This garden is not just a feature of the property but a perfect retreat for family activities, gardening, and relaxation.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or

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## Road Map



## Hybrid Map

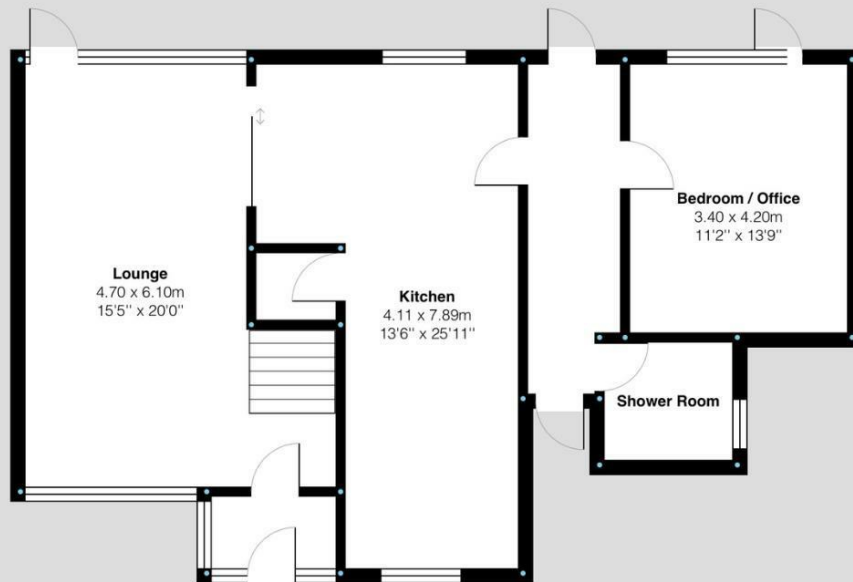


## Terrain Map



## Floor Plan

### Ground Floor:



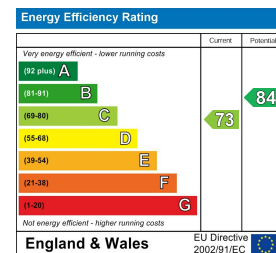
Whatton Road, Kegworth  
Internal Square Footage: 1378 sq.ft

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## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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