

Sinclair



12 Foxhills, Kegworth

Derby

£325,000

12 Foxhills

Kegworth, Derby

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Super Plot and Gardens
- Four bedrooms
- Master En-Suite
- Driveway and garaging
- Generously Proportioned Living Room
- Dining Kitchen
- Cul De Sac Setting
- No Upward Chain



Hallway

The main hallway offers access to the main living room, dining kitchen, four bedrooms (with ensuite to master) and a further shower room (Jack and Jill style to bedroom three). There are two storage cupboards and radiator.

Living Room

22' 11" x 18' 5" (6.98m x 5.61m)

The main living room is a particular feature of sale being generously proportioned with plenty of space for lounge and dining areas. There is a central fireplace with inset gas fed fire and display plinths, two radiators, UPVC double glazed window and UPVC double glazed sliding patio door accessing the main garden.

Dining Kitchen

17' 1" x 11' 1" (5.21m x 3.39m)

The dining kitchen is fitted with a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over and cupboards under. There are a range of fitted units to the wall and base, work surface and central island unit with further storage under. There are a range of integrated appliances, including electric hob with double oven under and extractor fan over, a dishwasher, fridge and freezer. There is plumbing for washing machine and space for tumble dryer. UPVC double glazed window overlooking the main garden and a further UPVC double glazed window and a door accessing the garden. Radiator.

Master En-Suite

14' 1" x 11' 7" (4.30m x 3.53m)

(Measurements to the front of wardrobes) UPVC double glazed window, radiator and door accessing the en-suite bathroom. There is a range of wardrobe/cupboards with dressing table.



En-Suite

The en-suite is fitted with a three-piece suite comprising corner panel bath with shower over, low flush WC and pedestal wash hand basin. There is a radiator and UPVC double glazed opaque glass window.

Bedroom 2

13' 10" x 9' 11" (4.22m x 3.03m)

UPVC double glazed window and radiator. Built-in storage cupboard.

Bedroom 3

13' 11" x 9' 1" (4.23m x 2.76m)

UPVC double glazed window, radiator and door access accessing the Jack and Jill style shower room (also accessed from the main hallway)

Bedroom 4 / Study

13' 4" x 11' 11" (4.06m x 3.63m)

This room offers flexibility and could be used as a fourth bedroom or study/additional sitting room. There are UPVC double glazed windows to two elevations and radiator.

Shower Room

This Jack and Jill style shower room is accessed from bedroom three and the hallway and is fitted with a walk-in shower enclosure, a low flush WC and pedestal wash hand basin. There is a radiator.









Ground Floor





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