lovage HOMES

29 Hollands Way, Kegworth, Derby, DE74 2GQ

£345,000

- Modern 4 bedroom family home
- Downstairs WC
- Renovated to a high end modern finish
- Conservatory
- Utility room
- Master with ensuite
- Garage and driveway
- Walled garden and views over the park
- Kitchen diner
- Lounge with multi-fuel burner

30 Market Place, Kegworth, Derby, Derbyshire, DE74 2EE
01509 674140
contact@lovagehomes.co.uk
https://lovagehomes.com/

29 Hollands Way, Kegworth DE74 2GQ

Fabulous opportunity to own a recently renovated, 4 bedroom, semi-detached home with heated conservatory in the popular village of Kegworth. Modern, 4 bedroom family home ready to move into. Master with ensuite, downstairs WC, conservatory, kitchen diner with separate utility room, a generous lounge, modern bathrooms, landscaped gardens and a garage and driveway.

4 2 2 C

Council Tax Band: C

Overview

Renovated by the current owners, including bathrooms, kitchen, flooring, décor, etc which have all been renewed in the last 5 years.

Beautifully presented and nestled on an attractive plot overlooking an extensive park. Briefly comprising 4 bedrooms including a master with en-suite, a conservatory with heating, a large lounge diner, separate utility room, full width kitchen diner, downstairs cloakroom, family bathroom with white suite, a brick built garage with driveway and an easily maintained, rear garden with patio and lawn.

The house is decorated in modern whites and greys, allowing the new owners an opportunity to put their personal touches into the home to make it their own. It benefits from double glazing and gas central heating.

Kegworth is a sought after village in North West Leicestershire, popular with families, commuters and students, creating a friendly community feel amongst all. It offers a great range of local amenities, with shops, pubs, restaurants, local businesses and sporting facilities. The village has easy access to the University of Nottingham's Sutton Bonington Campus, and convenient public transport links to Nottingham, Derby and Leicester. It is located just off the M1, with East Midlands Airport, East Midlands Parkway railway station and Donington Park in close proximity.

Ground Floor

Upon entering the property, one enters in to the welcoming hallway with contemporary décor and stairs leading up to the first floor. Straight ahead are double doors leading to the kitchen diner. To the right is the useful downstairs bathroom with a modern white two piece suite, comprising a WC and hand basin with tiled splash backs. To the left is a door into the extensive lounge. There is also access to the large under stairs storage cupboard.

Living Room

14'5" x 13'6"

The large contemporary living room has a bay window to the front, a stylish multi-fuel burner and is neutrally decorated.

Kitchen Diner

21'0" x 8'7"

The recently installed kitchen has white wall and base units, good quality countertops, an integrated oven with a gas 4 burner hob top and extractor hood, a double sink with mixer tap and draining board, integrated dishwasher, contemporary wooden flooring and a rear aspect over the garden. A large window allows in lots of light and provides views over the rear garden. There is also access through to a useful utility room with additional storage, an additional sink and plumbing for a washing machine.

Conservatory

9'10" x 8'10"

The conservatory provides an extra reception room, accessed by double doors from the kitchen diner, these doors can be opened fully to allow an open plan feel if preferred. The room features exposed brick walls, surrounding wood window sills, wooden flooring and heating provided by wall mounted radiator, with views over the rear garden and lovely park.

First Floor

The first floor comprises 4 bedrooms and a family bathroom.

Master Bedroom

13'6" x 12'3"

The master bedroom is a large double, with a rear facing aspect, contemporary décor, fitted wardrobes and a large ensuite.

Ensuite

6'4" x 4'9"

The ensuite has a three piece white suite comprising a large shower cubicle, WC and a vanity hand basin, a ladder style towel rail, contemporary lighting and neutral décor.

Bedroom 2

15'6" x 7'10"

Generously sized double bedroom with neutral décor, grey carpet, a fitted wardrobe and skylight windows.

Bedroom 3

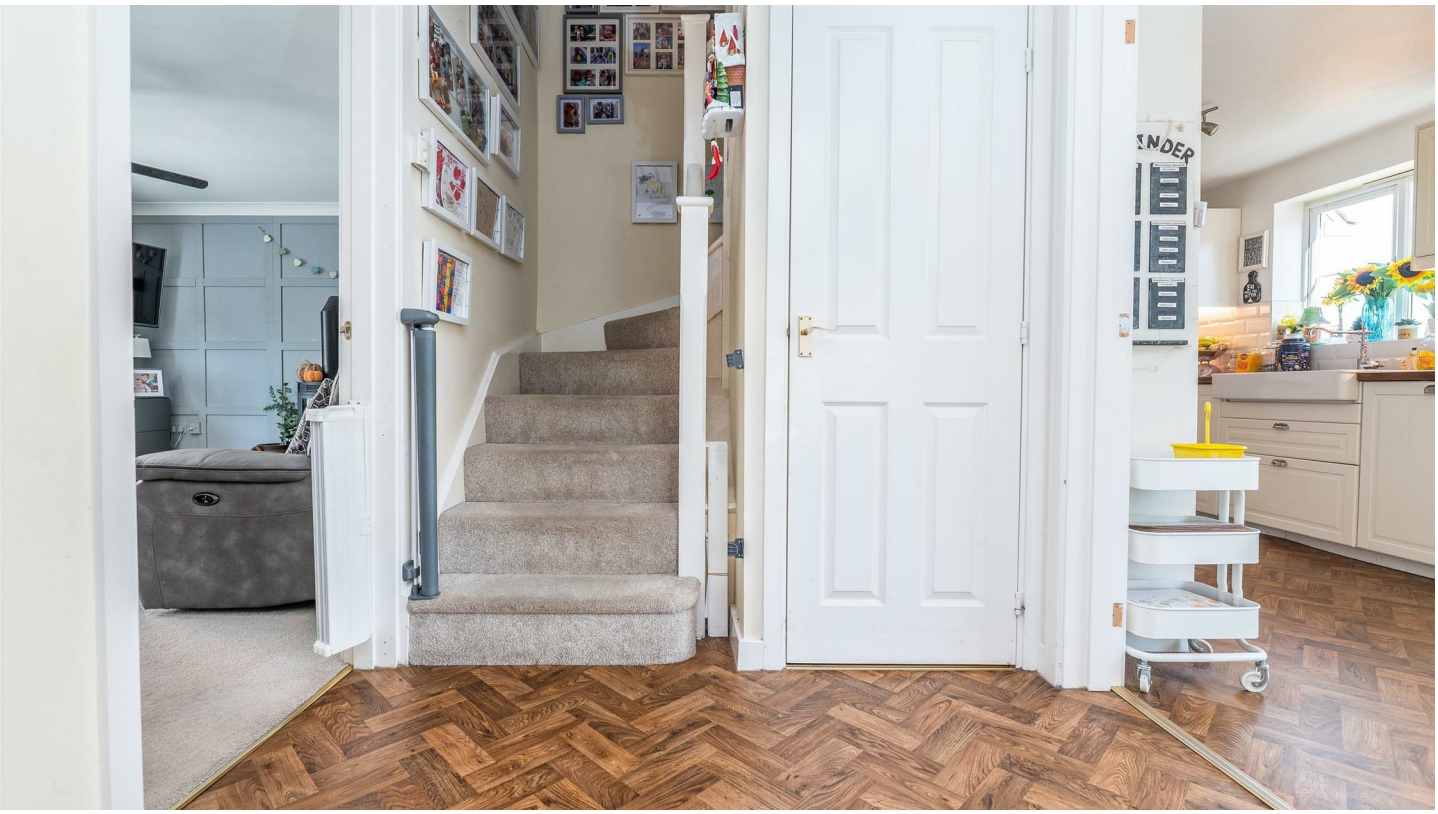
11'1" x 10'5"

Generously sized double bedroom with grey carpet and a fitted wardrobe.

Bedroom 4
10'0" x 6'4"
Single bedroom that could be used as a nursery or study.

Bathroom
6'5" x 5'5"
A lovely family bathroom with a white suite comprising a full length bath, WC and hand basin, contemporary décor, gives the bathroom a modern finish.

Garden
The outdoor space on offer is very well maintained, the driveway leads to an attached brick built garage with power and light and there is access through to the rear garden. The rear garden has a generous patio an area of lawn and some pretty beds with flowers and shrubs, the garden has a walled boundary and feels really spacious as has views over the extensive park beyond.



HOGWARTS

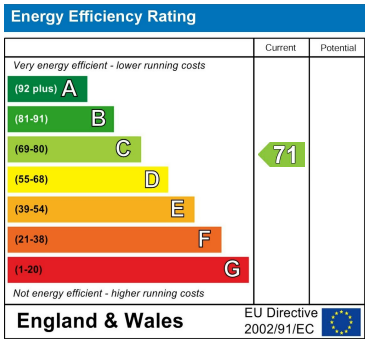
Directions

Viewings

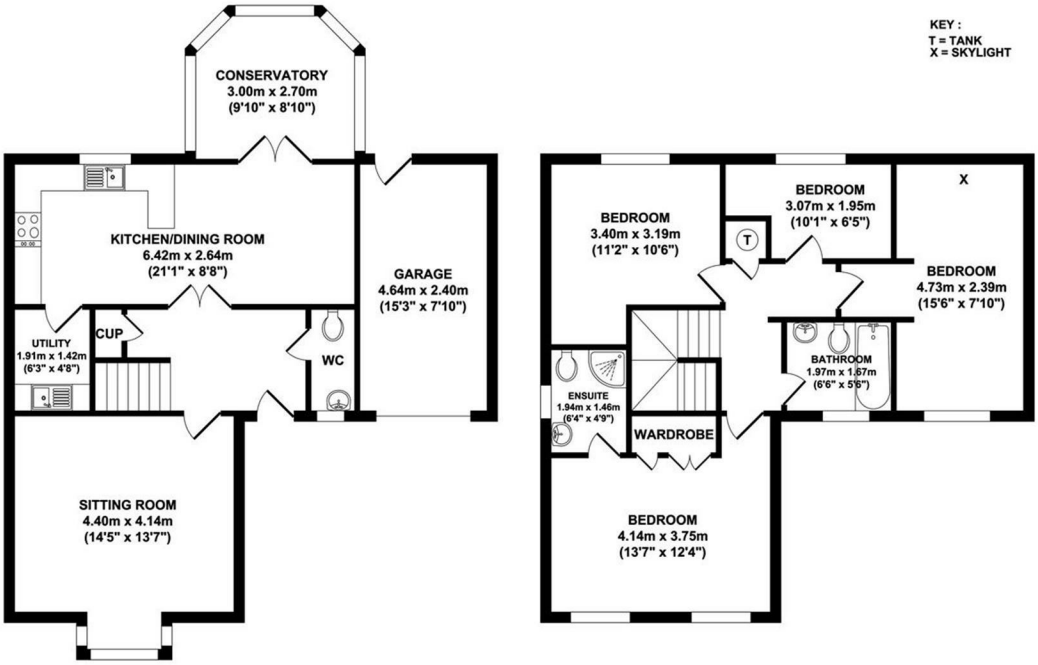
Viewings by arrangement only. Call 01509 674140 to make an appointment.

EPC Rating:

C



29 Hollands Way



GROUND FLOOR

FIRST FLOOR

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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.