



Smiths
your property experts

Whatton Road

Kegworth

- No upward chain
- Detached and extended bungalow
- Private block paved driveway and a useful garage
- Three bedrooms and a bathroom
- Kitchen, living/dining room and a conservatory
- Private and landscaped lawned gardens to the rear
- Super plot on a quiet but central street
- Situated just a short walk from a bus route

General Description

Smiths Property Experts offer to the market, with no upward chain, this three-bedroom detached and extended bungalow in an excellent plot on a quiet but central street in the fully serviced village of Kegworth. The property is just a short walk from a bus route and the village centre, and there is excellent access to nearby Derby, Loughborough and Nottingham. The property offers fantastic value for money in a detached bungalow served by a host of local village amenities within a few minutes' walk.

The Location

This village offers easy access to East Midlands Airport and the M1/42 motorway, making it ideal for those looking to commute to Nottingham, Derby, Leicester, Loughborough, and even Birmingham. The village has a full range of amenities and a local primary school.





The Property

Internally, this property offers approximately 859 square feet of living space (including a garage), which is equipped with uPVC double glazing and gas central heating. The living area is arranged around a central entrance hallway, with sleeping accommodation on one side and living accommodation on the other. The property boasts three bedrooms, including two large double bedrooms that overlook the well-maintained gardens, as well as a family bathroom. The main living/dining room leads to a fully fitted kitchen at the front of the property. Additionally, there is a conservatory to the rear of the property, which offers views of the garden.

The Outside

The property is set back from the road behind landscaped front gardens and a private block paved driveway providing off-road parking for a number of vehicles. There is also a useful garage with a double-height ceiling. To the rear are excellent private gardens, landscaped with a generous central lawn and with mature beds and borders to the perimeter. There is also a delightful gravel-laid terrace to the immediate rear of the main property.





Property Information

EPC rating: D

Tenure: Freehold. Council Tax Band: C.

Local Authority: North West Leicestershire District Council.

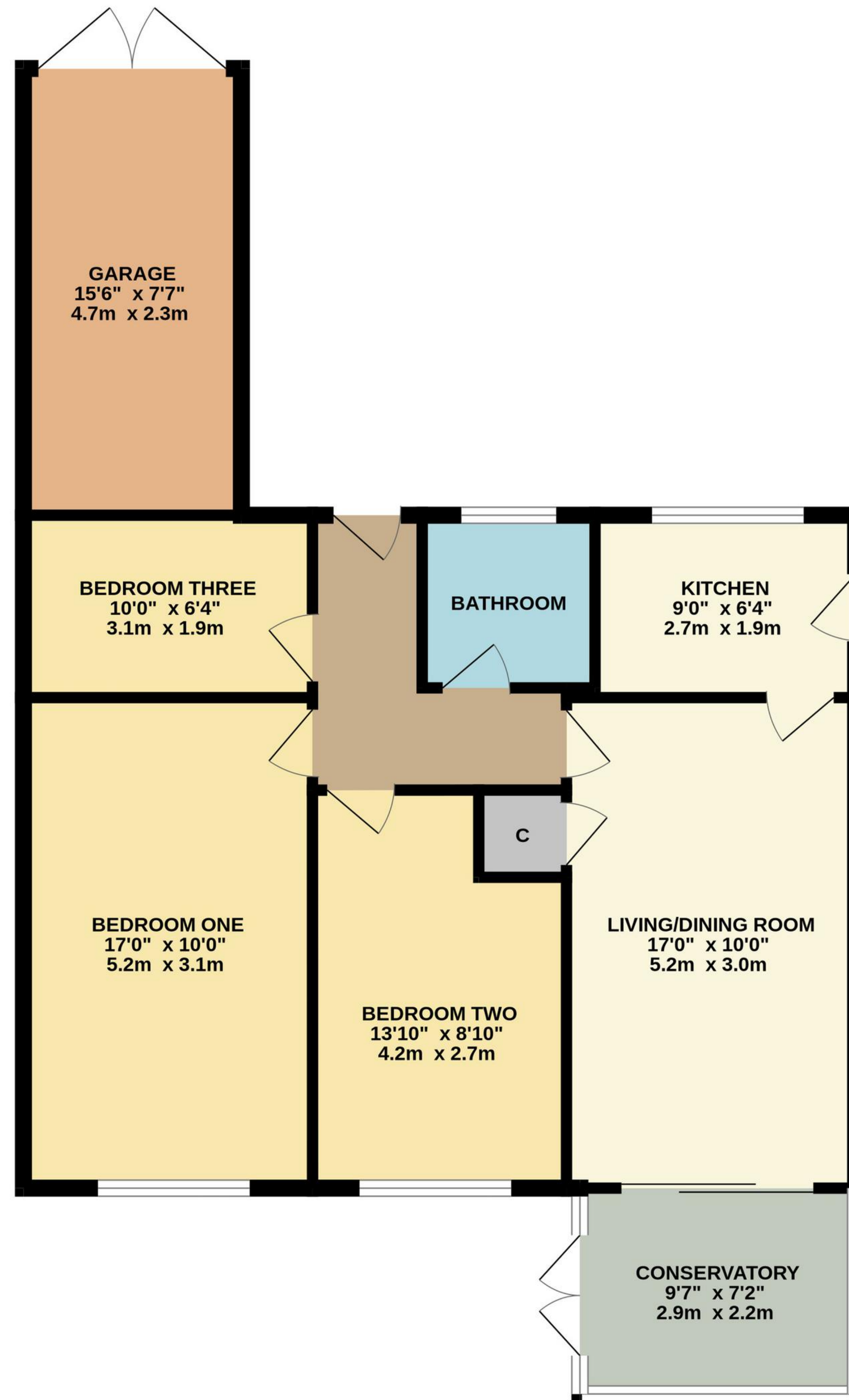
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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