



Whatton Road,  
Kegworth, Derby  
DE74 2DT

**Price Guide £465-475,000**

**Freehold**





THIS IS A RECENTLY EXTENDED AND RE-DESIGNED INDIVIDUAL DETACHED PROPERTY WHICH NOW PROVIDES UP TO FIVE BEDROOMS WITH FOUR BATH/SHOWER ROOMS AND SPACIOUS OPEN PLAN LIVING ACCOMMODATION.

Being located on Whatton Road in Kegworth, this individual detached house has over recent months undergone a complete transformation programme and now provides a spacious family home which has flexible accommodation on the ground floor, with two rooms which have en-suite's that could be used as a lounge and office, or alternatively as additional bedrooms. For the size and quality of the accommodation and privacy of the large rear garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely, spacious home for themselves. Kegworth is a desirable location situated between Nottingham, Derby and Leicester which has a number of local amenities and facilities, with all those provided by nearby towns within easy reach as are excellent transport links, all of which have helped to make this a very popular and convenient location to live.

The property has an attractive monocouche render to the external elevations under a pitched tiled roof and the spacious accommodation derives all the benefits of having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a spacious reception hall with an oak tread staircase taking you to the first floor and doors leading to the open plan living space at the rear which includes dining and sitting areas and has French and patio doors leading out to the rear. The kitchen is exclusively fitted with Shaker style base and wall units, there is a large room at the front which is currently used as a lounge but as it has an en-suite shower room could be a double ground floor bedroom and there is a further ground floor room which is currently used as a study, but again as it has an en-suite/w.c. could be a further bedroom if required. To the first floor the landing has light wells providing natural light onto the landing area and there are three bedrooms, with the main bedroom having an en-suite shower room and there is the main bathroom which has a white suite with a shower over the bath. Outside there is a garden area at the front and a stoned parking area to the left hand side of the property with a path leading down the left hand side to the rear. At the rear of the property there are patios extending across the back of the house with steps leading down to lawned areas which have mature borders to the sides and there is a shed and greenhouse which will remain at the property when it is sold, with the garden being kept private by having fencing and natural screening to the boundaries.

Kegworth offers a number of local shops and schools for younger children with there being many more shopping facilities found in nearby towns such as Castle Donington, Loughborough, East Leake and Long Eaton, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1, the A42 and A50, East Midlands Airport, East Midlands Parkway stations and various main roads which provide access to Nottingham, Derby, Leicester, Loughborough and other East and West Midlands towns and cities.





### Porch

Open porch with recessed lighting to a panelled ceiling and slabbed paved flooring leading through a stylish composite front door with an inset leaded glazed panel to:

### Reception Hall

Spacious reception hall with Kamdean style flooring which extends across the living area and kitchen, oak tread staircase and hand rail with balustrade leading to the first floor, cornice to the wall and ceiling, cloaks hanging, large understairs storage cupboard which returns beneath the stairs and also will provide the utility area for the property.

### Open Plan Living/Dining Area

28' to 25' x 10'10' approx (8.53m to 7.62m x 3.30m approx)

This large open plan living space at the rear of the property has double glazed, double opening French doors with matching side panels and double glazed patio doors leading out to patios which extend across the rear of the property, Kamdean style flooring, radiator and cornice to the wall and ceiling.

### Lounge/Sitting Room/Bedroom

12'5 x 11'10' approx (3.78m x 3.61m approx)

Double glazed window to the front, cornice to the wall and ceiling and a power point for a wall mounted TV.

### En-Suite

The en-suite to this ground floor room includes a walk-in shower with a mains flow shower system, boarding to three walls and a folding glazed door, hand basin with mixer tap, splashback and a cupboard under, low flush w.c., chrome ladder towel radiator, extractor fan and recessed lighting to the ceiling.

### Study/Bedroom

12'3 to 10' x 7'8' approx (3.73m to 3.05m x 2.34m approx)

This additional ground floor room, which could be used as living space or as a bedroom, has double glazed windows to the front and side, radiator, feature vaulted ceiling with a Velux window, three wall lights and there is a mezzanine floor to part of the room which provides storage space.

### En-Suite Shower Room

The en-suite to this second ground floor room has a Mira electric shower, tiling to three walls and a glazed door, pedestal wash hand basin with a mixer tap, bidet and a low flush w.c., half tiled walls, radiator, opaque double glazed window and an extractor fan.

### Kitchen

14'5 x 10'9' approx (4.39m x 3.28m approx)

The exclusively fitted kitchen has Shaker style units and includes a 1 1/2 bowl sink with a mixer tap set on a work surface which extends to two sides and has cupboards and an integrated dishwasher below, space for a cooking Range with a hood over, work surface with two drawers and a cupboard beneath, matching eye level wall cupboards, tiled effect boarding to the walls by the work surface areas, the boiler is housed in a matching fitted wall cupboard, feature vertical radiator, space for an upright fridge/freezer, cornice to the wall and ceiling, double glazed window to the front, recessed lighting to the ceiling, half opaque glazed door leading out to the side of the property and a built-in shelved cupboard.

### First Floor Landing

The landing has two light wells providing natural light to the landing, recessed lighting and doors to:

### Bedroom 1

18'3 to 12'3 x 11'4' approx (5.56m to 3.73m x 3.45m approx)

The main bedroom has a feature vaulted ceiling, double glazed window to the front, radiator, recess for clothing or where a built-in wardrobe could be created and a shelved recess.

### En-Suite

The en-suite to the main bedroom has a shower with a mains flow shower system, boarding to three walls and a folding glazed door, hand basin with a mixer tap, splashback and a cupboard under, low flush w.c., chrome ladder towel radiator, extractor fan and recessed lighting to the ceiling.

### Bedroom 2

14' to 10'8 x 13'8' approx (4.27m to 3.25m x 4.17m approx)

Having a Velux window to the ceiling, radiator and access to the roof storage space.

### Bedroom 3

10'8 x 7'6' approx (3.25m x 2.29m approx)

Double glazed window to the rear and a radiator.

### Bathroom

The main bathroom has a white suite including a bath with a mixer tap and a shower over with boarding to three walls, low flush w.c., hand basin with mixer tap and cupboard under, chrome ladder towel radiator, double glazed window, extractor fan and recessed lighting to the ceiling.

### Outside

At the front of the property there is a concrete drive which leads to a stoned car standing area to the left hand side of the property, there is a lawn at the front with established borders and two mature trees which help to provide natural screening at the front of the property. There is picket fencing running along the front boundary, a hedge to the right and fence to the left and a path with a gate leading via the left hand side of the property to the rear garden.

The rear garden is an important feature of this lovely home and has patios extending across the rear of the house with steps leading to a path which runs down to the bottom of the garden with lawns to either side and there is a further large garden area at the bottom, there is an apple tree, various bushes in the middle of the garden with there being fencing to the left and rear and a hedge to the right and there is a greenhouse and shed which will remain at the property when it is sold and an outside tap is provided.

### Directions

From the M1 J24 take the exit towards Kegworth. Continue along Derby Road and after the bend turn right into Whatton Road.

### Council Tax

North West Leicestershire Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 78mbps Ultrafast 1000mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

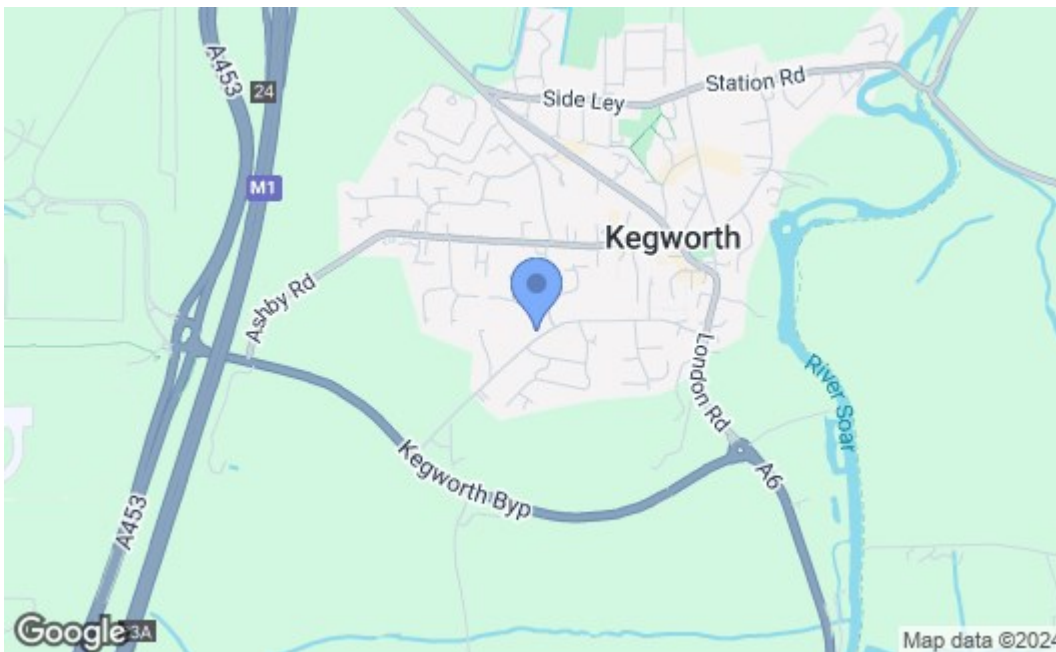
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.