



Huffer Road,
Kegworth, Derby
DE74 2YH

O/O £274,950 Freehold

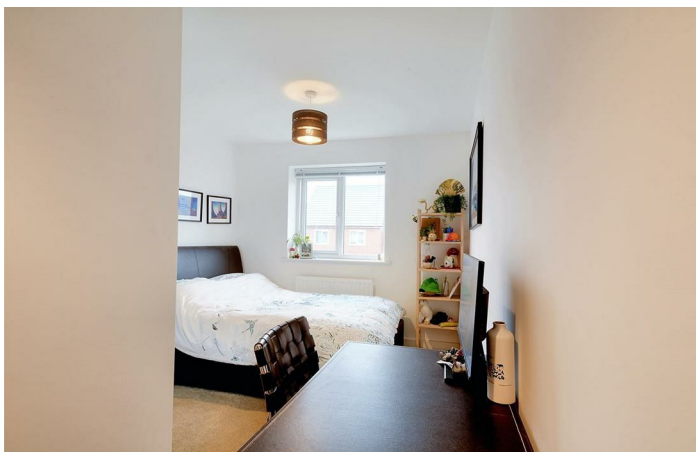


A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN, BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this fantastic example of a three bedroom semi-detached home, originally built in 2021 and benefitting the remainder of the NHBC and relevant warranties. The property is constructed of brick to the external elevations and has double glazing and gas central heating throughout alongside various upgrades throughout that have been upgraded from the standard specification. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, kitchen with integrated appliances and a spacious lounge to the rear with a built in storage cupboard and French doors leading to the rear garden with all downstairs rooms having LVT (luxury vinyl tile flooring) throughout. To the first floor, the landing leads to three generous bedrooms with the master benefitting from fitted wardrobes and a three piece en-suite shower room with half height wall tiling. There is also a three piece family bathroom accessed from the landing which also benefits from half height wall tiling. To the exterior, there is off street parking available via a driveway and access into the rear garden through a wooden gate. To the rear, there is an enclosed garden with a patio area and turf.

Located in the popular residential village of Kegworth, close to a wide range of local amenities including local village shops that are within walking distance and the local village park. There are fantastic transport links including nearby bus stops with access on the Skylink directly to the airport and easy access to major road links such as the M1, and A50. East Midlands Airport is just a short drive away alongside local train stations.



Entrance Hall

Wooden front door, LVT flooring, radiator, painted plaster ceiling, ceiling light.

Downstairs WC

2'3 x 5'1 (0.69m x 1.55m)

uPVC double glazed frosted window overlooking the front, LVT flooring, radiator, WC, pedestal sink, painted plaster ceiling, ceiling light.

Kitchen/Diner

9'0 x 15'3 (2.74m x 4.65m)

uPVC double glazed window overlooking the front, LVT flooring, radiator, integrated fridge/freezer, integrated electric oven, gas hob and overhead extractor fan, integrated dishwasher, integrated washing machine, painted plaster ceiling, ceiling light.

Lounge

14'7 x 16'2 x 11'3 (4.45m x 4.93m x 3.43m)

uPVC double glazed window overlooking the rear with French doors overlooking and leading to the rear garden, LVT flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

First Floor Landing

Carpeted flooring, loft access, painted plaster ceiling, ceiling light.

Master Bedroom

16'0 x 8'9 x 2'3 (4.88m x 2.67m x 0.69m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

En-Suite

4'1 x 6'9 (1.24m x 2.06m)

Tiled flooring, double enclosed shower unit, WC, pedestal sink, heated towel rail, wall tiling, painted plaster ceiling, ceiling light.

Bedroom Two

8'6 x 8'9 (2.59m x 2.67m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

11'6 x 6'6 (3.51m x 1.98m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

6'5 x 5'0 (1.96m x 1.52m)

uPVC double glazed frosted window overlooking the front, tiled flooring, wall tiling, WC, pedestal sink, bath with shower over the bath, heated towel rail, painted plaster ceiling, spotlights.

Outside

To the front there is off street parking for minimum of 2 cars available via a driveway with access into the rear garden through a wooden gate. To the rear there is an larger than average, south-facing enclosed garden with a patio area and turf.

Council Tax

North West Leicestershire Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VODAPHONE

Broadband Speed - Standard 19 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Phone Signal – o2, ee, three and vodafone

Sewage – Mains supply

Flood Risk – No, surface water

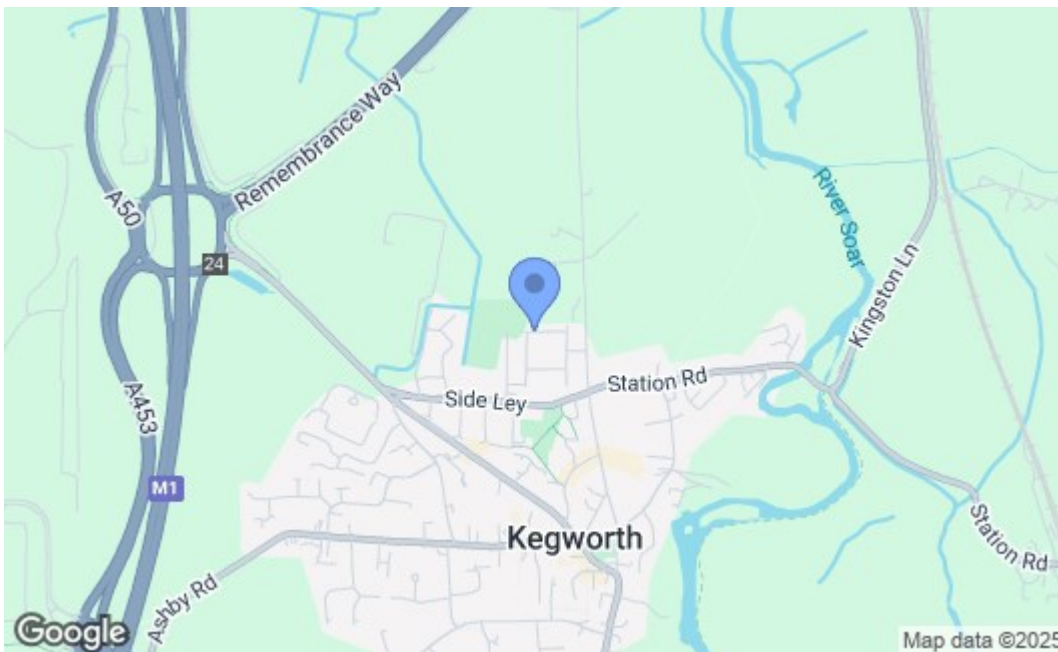
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.