



Sutton Road,
Kegworth, Derby
DE74 2DX

£259,995 Freehold



THIS IS A SPACIOUS, THREE BEDROOM SEMI DETACHED HOUSE POSITIONED ON A LARGE CORNER PLOT WITH A DETACHED GARAGE POSITIONED AT THE REAR.

Being located on Sutton Road, on the outskirts of Kegworth village, this is a spacious home which will suit the requirements of a whole range of buyers, from people buying their first property through to families who are looking for a home which is close to the centre of Kegworth and to excellent transport links. For the size and layout of the accommodation and privacy of the gardens, which extend to three sides with a garage at the bottom of the garden, to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and extended accommodation derives the benefits of having gas central heating and double glazing. Being entered through the front door, the house includes a reception hall with doors taking you to the through lounge which has double glazed, double opening French doors leading out to the patio area at the rear and to a sitting/dining room which leads through into the kitchen which is fitted with extensive ranges of oak fronted wall and base units and has integrated cooking appliances and off the kitchen there is a rear hallway and a most useful utility room. To the first floor the landing leads to the three good size bedrooms and the bathroom which has a mains flow shower over the bath. Outside the gardens extend from the front to the side and rear where there are lawns, patios and a slabbed area with a mature magnolia tree at the front and the garden is kept private by having hedging to the front and side boundaries. At the bottom of the garden there is a driveway which provides off road car standing for several vehicles and a large detached garage/workshop which provides an excellent storage facility for the property.

Kegworth is a popular location which is well placed for easy access to the various cities in the East Midlands, there are a number of local shops with further shopping facilities being found in nearby Castle Donington and Loughborough, there are healthcare and sports facilities, walks in the surrounding picturesque countryside, schools for younger children in Kegworth with schools for older children being found in Castle Donington and East Leake and the excellent transport links include J24 of the M1 which connects to the A50 and A42, East Midlands Airport, East Midlands Parkway station and there are various main roads which take you to Nottingham, Derby, Leicester, Loughborough and other East Midlands towns and cities.



UPVC panelled front door with an inset ornate glazed panel.

Entrance Hall

Double glazed window to the front, stairs with hand rail leading to the first floor and a radiator.

Lounge

17'5 x 11'4 approx (5.31m x 3.45m approx)

The through lounge has a double glazed window to the front and double glazed, double opening French doors leading out to a patio at the rear, coal effect gas fire set in a surround with a mantle and hearth, radiator, cornice to the wall and ceiling and dado rail to the walls.

Sitting/Dining Room

15'2 x 11'10 approx (4.62m x 3.61m approx)

Having double glazed windows with blinds to the front and side, two radiators, cornice to the wall and ceiling and the gas and electric meters are housed in the fitted understairs cupboard.

Kitchen

9'10 x 9'6 approx (3.00m x 2.90m approx)

The kitchen is fitted with oak fronted units and has a double bowl sink with a mixer tap and five ring gas hob set in a work surface which extends to three sides and has cupboards, shelves, drawers and space for a dishwasher below, matching eye level wall cupboards and display cabinets with lighting under and double oven with cupboards above and below, tiling to the walls by the work surface areas, tiled flooring, panelling to the ceiling, double glazed window to the rear and a recess for an upright fridge/freezer.

Rear Hall

UPVC panelled door with inset opaque double glazed panel leading out to the side of the property, radiator, tiled flooring and a cloaks hanging area.

Utility Room

6'1 x 5'8 approx (1.85m x 1.73m approx)

The utility room has a work surface with space below for both an automatic washing machine and tumble dryer, cupboards and shelving to the walls, Glow Worm wall mounted boiler, panelling to the walls and ceiling, tiled flooring and an opaque glazed window.

First Floor Landing

Double glazed window to the rear, hatch with ladder to a boarded and insulated loft.

Bedroom 1

13'1 x 12' approx (3.99m x 3.66m approx)

Double glazed window with blind to the front and a second window to the side, range of built-in wardrobes with mirrored sliding doors and a radiator.

Bedroom 2

11'4 x 10'2 approx (3.45m x 3.10m approx)

Double glazed window to the front, radiator, double built-in wardrobe and picture rail to the walls.

Bedroom 3

10'2 x 6'10 approx (3.10m x 2.08m approx)

Double glazed window to the rear, radiator and picture rail to the walls.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with mixer tap and a mains flow shower over, pedestal wash hand basin with a mixer tap and a mirror fronted cabinet to the wall above and a low flush w.c., opaque double glazed window, pine paneling to the ceiling and a chrome ladder towel radiator.

Outside

At the front of the property there is a paved area with central beds having a magnolia tree and hydrangia bush, a lawn extends down the side of the house with there being a hedge to the front and side boundaries, a path leads from a gate to the front door and down the side of the property to the rear where there is a patio and pebbled area and there are steps taking you to a further patio where there is a summerhouse and next to where the garage is there are two sheds.

There are gates leading from the road at the side to a driveway which provides parking for several vehicles with there being parking next to the garage for a caravan, motorhome or similar vehicle. There are outside power points, external water supply and external lighting is provided.

Garage/Workshop

21'8 x 14' approx (6.60m x 4.27m approx)

The garage has double doors to the front and a window to the side and power and lighting is provided in the garage.

Directions

From the M1 J24 take the exit towards Kegworth. Continue along Derby Road and after the bend turn right into Whatton Road, following the road round and turn left into St Andrew's Drive and then right into Sutton Road where the property can be found on the corner on the right hand side.

8448AMMP

Council Tax

North West Leicester Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

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			
(81-91) B			
(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.