



Huffer Road,  
Kegworth, Derby  
DE74 2XU

**O/I/R £400,000 Freehold**



A GOOD SIZE MODERN DETACHED FAMILY HOME WITH FOUR BEDROOMS LOCATED IN THE POPULAR VILLAGE OF KEGWORTH.

Robert Ellis are pleased to market this well presented family home. There is an open storm porch that leads to the entrance hall which provides access to the living room, office, w.c., kitchen diner and stairs rising to the first floor. The separate living room is generous in size and would be a suitable space for relaxing. There is a large kitchen dining area that would be the main focus for the family, the kitchen is well equipped and there are french doors that open to the rear garden. To the first floor there are four bedrooms, with a master en suite and a family bathroom.

To the front of the property there is a garden and driveway which provides off road parking for approximately two vehicles, with an electric car charging point and access to the single garage and gate access to the rear garden. The rear garden is a good size, with a feature paved patio area and majority lawn and would be great for entertaining.

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.

This is a great family property that is modern and well presented throughout, viewings are highly recommended to appreciate whats on offer.



### Entrance Hall

Composite front entrance door with obscure light panels within, stairs to the first floor, radiator and tiled floor. Doors to:

### Office

8'0" x 6'6" approx (2.44m x 1.99m approx)  
UPVC double glazed window to the front, radiator.

### Living Room

17'3" x 11'4" approx (5.26m x 3.46m approx)  
UPVC double glazed window to the front, radiator.

### Cloaks/w.c.

6'5" x 4'1" approx (1.96m x 1.24m approx)  
Two piece white suite comprising of a pedestal wash hand basin and low flush w.c., tiled splashbacks, extractor fan and tiled floor.

### Kitchen Diner

25'6" x 11'5" approx (7.78m x 3.49m approx)  
UPVC double glazed window to the rear, UPVC double glazed French doors with fixed light panels either side, recessed ceiling spotlights, dark grey Shaker style wall, base and drawer units with concrete effect laminate work surface over with matching upstand, inset composite 1 1/4 bowl sink and drainer with Deva hot water tap, double electric oven, stainless steel five ring gas hob with stainless steel splashback and extractor over, integrated fridge freezer, plumbing and space for a dishwasher, integrated washing machine, two radiators and tiled floor.

### Pantry Cupboard

Matching tiled floor to the kitchen diner, power, space for a tumble dryer and housing the electric consumer unit.

### First Floor Landing

Airing/storage cupboard with shelves, radiator and loft access hatch. Doors to:

### Bedroom 1

11'5" to wardrobes x 11'7" approx (3.48m to wardrobes x 3.55m approx)  
UPVC double glazed window to the front, radiator, wardrobes with shelving and hanging, access to:

### En-Suite

8'0" x 4'4" approx (2.44m x 1.33m approx)  
Obscure UPVC double glazed window to the side, double walk-in shower cubicle with sliding shower door, mains fed shower with rainwater shower head, fully tiled walls, ceiling spotlight and an extractor, two piece white suite comprising of a pedestal wash hand basin with tiled splashback, low flush w.c., tiled floor, chrome heated towel rail.

### Bedroom 2

11'8" max x 11'6" approx (3.57m max x 3.52m approx)  
UPVC double glazed window to the front, radiator.

### Bedroom 3

12'6" x 9'1" approx (3.82m x 2.77m approx)  
UPVC double glazed window to the rear, radiator.

### Bedroom 4

7'6" x 8'7" approx (2.292m x 2.62m approx)  
UPVC double glazed window to the rear, radiator.

### Bathroom

8'6" x 6'3" approx (2.61m x 1.91m approx)  
Three piece white suite comprising of a bath with a mans fed shower over having a rainwater shower head, shower screen, tiled splashback, low flush w.c., pedestal wash hand basin with chrome mixer tap, tiled splashback, towel rail, ceiling spotlights, tiled floor and an extractor.

### Outside

There is a driveway providing off road parking for a number of vehicles, EV charging point, access to the garage, lawned garden with path and low level hedge to the border. Wooden gate to the rear garden.

The rear garden has a large paved patio area, lawned garden, power, two seating areas and a wooden fence to the borders.

### Garage

17'11" x 9'5" approx (5.48m x 2.89m approx)  
Up and over door to the front, power and lighting, storage in the eaves.

### Directions

From J24 of the M1 take the exit signposted Kegworth. At the traffic lights bear left onto Sideley, turn second left into Dunmore Drive, right into Bedford Court and left into Huffer Road.  
8794AMMH

### Council Tax

North West Leicestershire Band E

### Agents Notes

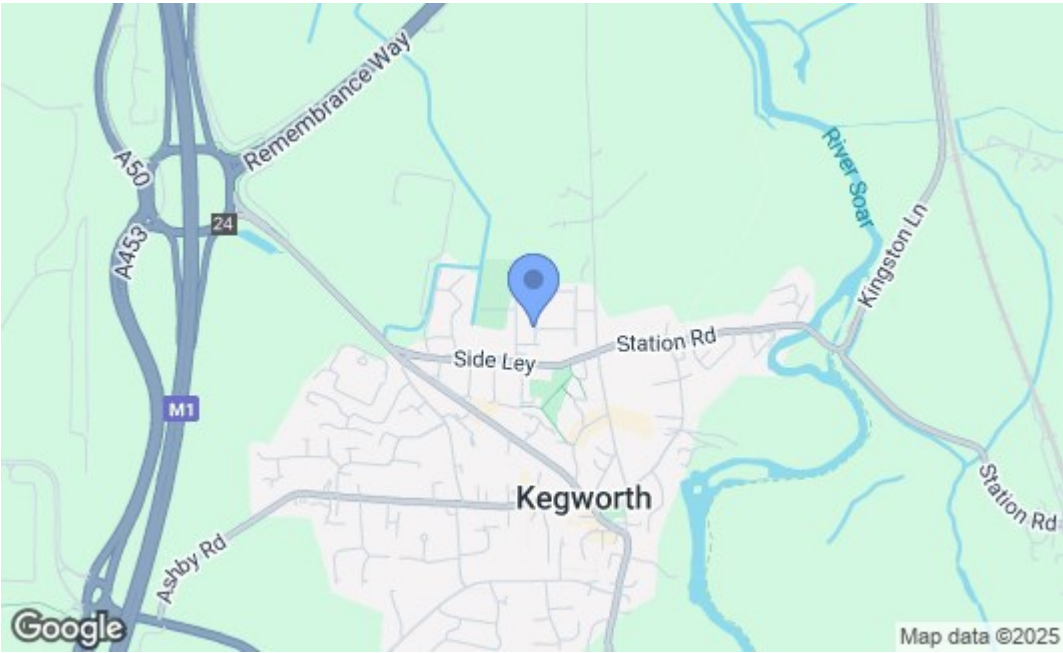
There are solar panels on the front roof and subject to the asking price achieved will be included.

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 19mbps Superfast 80mbps Ultrafast 1800mbps  
Phone Signal – 02, Vodafone, Three, EE  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
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                                                     |         | 93        |
| (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 <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 |         |           |
| 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.