



Wilders Avenue,
Kegworth, Derby
DE74 2XT

Price Guide £250-260,000
Freehold

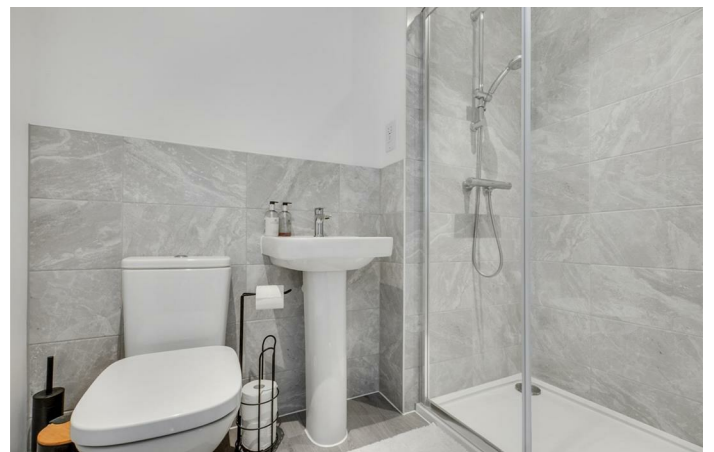


THIS IS AN ALMOST BRAND NEW, SPACIOUS THREE DOUBLE BEDROOM HOME WITH A BEAUTIFUL LANDSCAPED GARDEN TO THE REAR.

Being located on this new development on the edge of Kegworth, this three bedroom property provides a lovely 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 three bedroom home which is close to excellent local amenities and people who might need to travel across the country as the property is only a few minutes away from the M1, East Midlands Airport and East Midlands Parkway station. For the size of the spacious accommodation included to be appreciated, we recommend that interested parties take a full inspection which will also enable them to see the private landscaped rear garden to the rear.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing and being a new house, is an extremely efficient home to run and maintain. The accommodation is entered through a stylish composite front door and includes a reception hall with a ground floor w.c. off, a large lounge with French doors to the rear garden, the exclusively fitted and equipped kitchen which is finished with hunter green stylish units and to the first floor the landing leads to the three double bedrooms with the main bedroom having an en-suite shower room and there is the main bathroom. Outside there is parking at the front for two vehicles and a path leads down the left hand side to a gate which provides access to the rear garden which has been landscaped and has an Indian sandstone patio at the rear of the house with a path leading to a further patio area, there are astroturf lawns with borders to the sides, a new shed is positioned in the bottom left hand corner and the garden is kept private by having fencing and brickwork to the boundaries.

The property is within easy reach of the shopping facilities provided by Kegworth where there is a Co-op convenience store with further supermarkets found in Castle Donington and East Leake, there are schools for younger children in Kegworth and schools for older children at Castle Donington and East Leake, 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 which connects to the A42 and A50, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to many East Midlands towns and cities including Nottingham, Derby, Leicester and Loughborough.



Porch

Open porch with a pitched tiled roof and an outside light leading through a stylish composite front door with inset opaque glazed panel to :

Reception Hall

Stairs with balustrade leading to the first floor and a radiator.

Ground Floor WC

Having a white low flush WC and a pedestal hand basin with mixer tap and a tiled splashback, radiator and a double opaque glazed window.

Lounge/Sitting Room

16'3 x 14'5 reducing to 11'3 (4.95m x 4.39m reducing to 3.43m)
Double glazed double opening French doors and a double glazed window to the rear, radiator, TV aerial point and a built-in storage cupboard.

Dining Kitchen

15'4 x 9' (4.67m x 2.74m)

The kitchen is fitted with hunter green coloured units with copper fittings and has a stainless steel sink with a mixer tap and a four ring inset hob set within a work surface which extends to three sides and has cupboards, an integrated washing machine, oven and drawers below, upright integrated fridge/freezer, matching eye level wall units and a hood and back plate to the cooking area, 'Baxi' boiler housed within a wall cupboard, radiator and a double glazed window to the front.

First Floor Landing

The balustrade continues from the stairs onto the landing and there is a hatch to the loft.

Bedroom 1

16'1 reducing to 8'4 x 8'10 reducing to 3'10 (4.90m reducing to 2.54m x 2.69m reducing to 1.17m)
Double glazed window to the rear, radiator and double built-in wardrobe with mirrored sliding doors.

En-Suite Shower Room

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and a protective screen, pedestal hand basin with mixer tap, low flush WC, tiling to the walls by the sink and WC areas, ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

Bedroom 2

10'8 reducing to 8'8 x 8'10 (3.25m reducing to 2.64m x 2.69m)
Double glazed window to the front and a radiator.

Bedroom 3

11'6 x 6'7 (3.51m x 2.01m)

Double glazed window to the rear and a radiator.

Bathroom

The main bathroom has a white suite with a panelled bath having a mixer tap and a handheld shower with tiling to three sides, pedestal hand basin with mixer tap and a low flush WC, tiling to the walls by the sink and WC areas, double opaque glazed window, ladder towel radiator, extractor fan and recessed lighting to the ceiling.

Outside

At the front of the property there is a tarmacadam driveway which provides off the road parking for two vehicles, a slab path leads to the front door. The path extends down the left hand side of the property where there is a gate providing access to the rear garden and there is a border in front of the house with established planting.

At the rear of the property, the garden has been landscaped since the owner purchased the property and there is an Indian sandstone block edge patio to the rear of the house with a path leading to a second patio area at the bottom of the garden. There are two astroturf lawn areas with planted barked beds to the sides with the garden being kept private by having fencing to the right and rear boundaries and there is brickwork to the left hand side and a gate provides access to the path which runs along the side of the house.

Shed

6' x 5'6 (1.83m x 1.68m)

There is a new wooden shed positioned at the bottom of the garden.

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 which then becomes Wilders Avenue.
8811AMMP

Council Tax

North West Leicestershire Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 17mbps 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

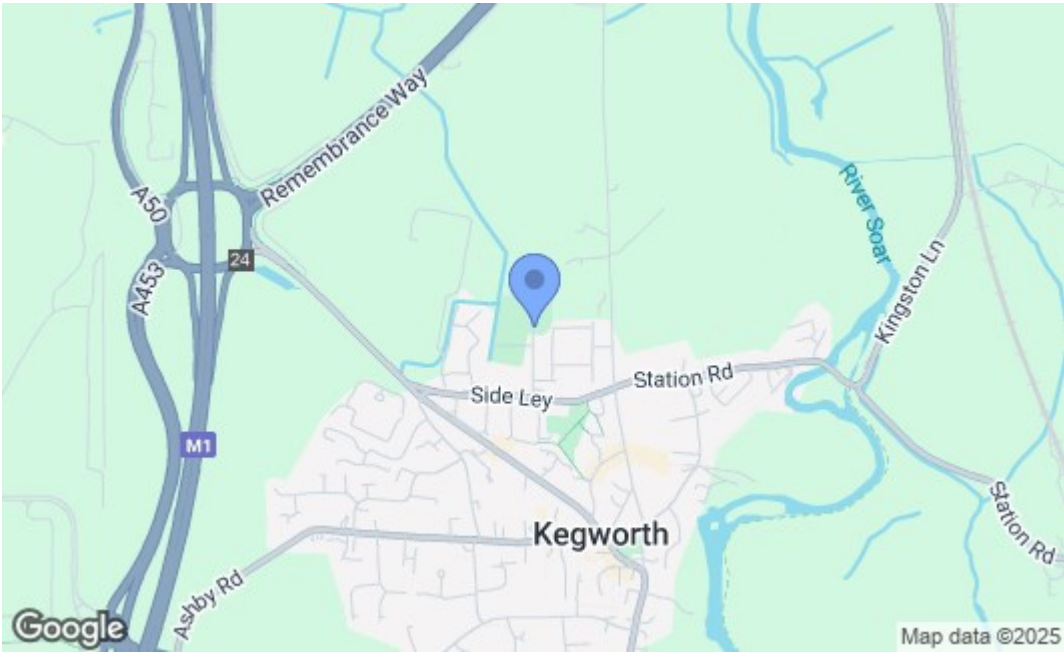
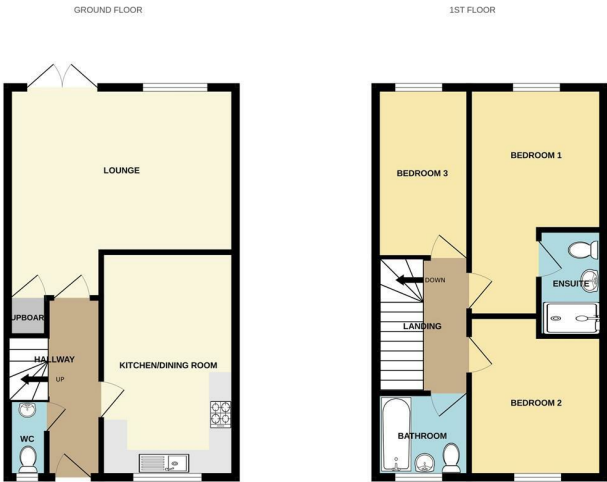
Any Legal Restrictions – No

Other Material Issues – No

Agents Notes

The current owner owns 75% of the property and 25% is owned by Southern Housing which is part of Legal and General. A purchaser will be buying both these shares and will own 100% freehold of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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.