



Mill Lane,  
Kegworth, Derby  
DE74 2EJ

**Price Guide £550-565,000**

**Freehold**



A UNIQUE AND WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY WHICH HAS UNDERGONE AN EXTENSIVE REFURBISHMENT PROGRAMME AND BENEFITS FROM OFF STREET PARKING, DOUBLE GARAGE, RECENTLY INSTALLED OUTSIDE SAUNA AND MATURE WRAP AROUND GARDENS, SITUATED WITHIN THIS QUIET SEMI-RURAL VILLAGE.

Robert Ellis are delighted to market this truly unique and beautifully presented detached bungalow offering spacious and versatile accommodation with a double garage beneath the property with electric roller doors and mature wrap around gardens to both the front and the rear. The property is private and set back from the road and has been updated and upgraded throughout by the current vendors. The property has full double glazing and gas central heating throughout and the loft has recently been insulated and fully boarded with a pull down ladder. An internal viewing of this property is highly recommended to appreciate the space and location on offer.

In brief, the property comprises a large entrance hallway with built in storage cupboards and leads through to a bright and airy open plan kitchen/dining space with aluminium sliding doors to the garden and integrated appliances and granite worktops in the kitchen. This then leads through to the spacious lounge with a look a like gas log burner. There are four generous bedrooms at this property and are all accessed from the hallway. Bedroom one, three and four all benefit from large fitted wardrobes and are spacious throughout. There is also a four piece family bathroom accessible from the hallway. To the exterior, the property is set back from the road and is very private, offering mature wrap around gardens and a large resin driveway for several vehicles. There is access into the double garage via electric roller doors and an electric vehicle charging point that has been mounted to the wall. There is a gate to the side that leads through to the rear. To the rear, the vendors have recently refurbished the concrete patio and wooden fencing with a gate taking steps down to the lawned section of the garden where there is an exterior office room benefiting full double glazing, power and lighting. At the top of the patio, there is a fantastic pergola which is supplied with power, lighting and heaters to be used in the summer evenings and cooler months. To the side of the property there is ample space for storage sheds/vegetable patches.

Located in the popular and sought after, semi-rural village of Kegworth, within walking distance to the village centre where shops can be found. The property has fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52. Long Eaton town centre is within a 15 minute drive where supermarkets and healthcare facilities can be found.



## Entrance Hall

Composite triple glazed front door, luxury vinyl tile flooring, radiator, built in storage cupboards, loft access, spotlights.

## Lounge

18'8 x 11'10 approx (5.69m x 3.61m approx)

UPVC double glazed window overlooking the front, luxury vinyl tile flooring, gas log burner, radiator, ceiling light.

## Kitchen/Diner

22'2 x 10'8 approx (6.76m x 3.25m approx)

UPVC double glazed window overlooking the side, recently installed anthracite grey aluminium sliding doors overlooking and leading to the garden, wall and base units with granite work surfaces over, inset sink and drainer, LVT flooring, radiator, integrated fridge/freezer, integrated Neff double oven, integrated gas hob with overhead extractor fan, integrated dishwasher and spotlights.

## Bedroom 1

13'11 x 10'2 approx (4.24m x 3.10m approx)

UPVC double glazed windows overlooking the front and the side, luxury vinyl tile flooring, fitted wardrobes, radiator, spotlights.

## Bedroom 2

10'2 x 9'8 approx (3.10m x 2.95m approx)

UPVC double glazed window overlooking the front, luxury vinyl tile flooring, radiator, spotlights.

## Bedroom 3

10'8 x 9'4 approx (3.25m x 2.84m approx)

UPVC double glazed window overlooking the rear, luxury vinyl tile flooring, radiator, fitted wardrobes, painted plaster ceiling, spotlights.

## Bedroom 4

8' x 7'5 approx (2.44m x 2.26m approx)

UPVC double glazed window overlooking the rear, luxury vinyl tile flooring, radiator, fitted wardrobes, radiator, ceiling light.

## Bathroom

UPVC double glazed patterned window overlooking the rear, tiled flooring, bath with mixer tap, low flush w.c., top mounted utility sink, walk in shower with rainfall shower head, heated towel rail, spotlights.

## Outside

To the front of the property there is a large and private resin driveway with access to the side through a gate into the rear garden. There is access into the double garage situated beneath the property through electric roller doors with an electric vehicle charging point mounted on the wall. To the front, there is also a large and mature wrap around garden with mature flower beds and turf. To the rear, there is a wrap around garden again featuring a recently refurbished concrete tiled patio space with wooden pillars and a gate leading to steps down to the lawned area with flower beds and access into the exterior office supplied with power and lighting. At the top of the patio, the current owners have refurbished a fantastic pergola with power, lighting and heaters that can be used in the summer evenings and cooler months. To the side there is plenty of space for storage sheds and vegetable patches.

## Double Garage

Painted concrete flooring, electric roller doors, power and lighting, a wall mounted boiler.

## Utility Room

Base cupboard with inset sink and mixer tap, spaces for washing machines and tumble dryers.

## Exterior Office

UPVC double glazed doors and windows overlooking the garden, power and lighting.

## Council Tax

North West Leicestershire Band E

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed - Standard 16 mbps, Superfast 38 mbps, Ultrafast -

Phone Signal –02, EE, three and Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

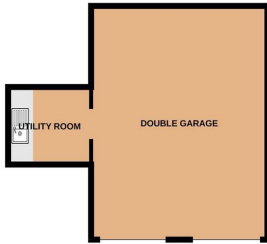
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR  
493 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		55	
(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	

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