

Huffer Road

Kegworth, Derby, DE74 2YH

John German





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Guide Price £400,000

This spacious and nearly new property enjoys an excellent plot on this modern development. Boasting access to the local village amenities including major transport links such as the M1, A42 and East Midlands Airport.



Kegworth is a popular commuter village situated in North West Leicestershire that has a range of local amenities including local shops, cafes, primary school and sports/leisure facilities. Nearby access is given to the M1, A42, East Midlands Parkway and East Midlands Airport – highlighting the properties suitability for those commuting out of the area.

The property itself offers modern and spacious accommodation, being set back from the road with a low maintenance frontage and adjacent off road parking for two cars.

The front door opens to the hallway with stairs rising to the first floor and doors leading off to the downstairs accommodation.

To the front aspect, the dedicated lounge is a superb reception space with a double glazed window to the front aspect. Opposite, there is a useful study/office – providing a space for home working and again looking out over the front aspect. Undoubtedly the heart of this home is the stunning open plan kitchen/living space. Spanning the rear of the property, it provides excellent scope for family living or for entertaining guests, with the kitchen area hosting a comprehensive range of both eye and base level units with tiled splashback. Integrated appliances include an oven, gas hob, overhead extractor, fridge/freezer and dishwasher, with further undercounter appliance space for a washing machine. At the other end of the room, double glazed patio doors open to the rear garden, allowing natural light to flood in. Completing the ground floor is the cloakroom, being part tiled and with a white suite including a WC and hand wash basin.

The first floor of this family friendly home offers four very well proportioned bedrooms – all of which can fit a double bed.

Bedroom one has the benefit of its own en suite shower room that is smartly appointed with a white suite comprising an enclosed shower cubicle, low level WC, hand wash basin and heated towel rail.

The family bathroom services the three remaining bedrooms, with stylish tiling to the walls, a panelled bath with shower over, hand wash basin, WC and heated towel rail.

The loft has been boarded and has a ladder installed providing an excellent and easily accessible storage space, offering the potential to be developed further to a full loft conversion (subject to the relevant planning permissions/consents).

Externally, the rear garden had been landscaped and is low maintenance, with a patio offering an outdoor seating area and the remainder laid with artificial lawn. The detached garage has a side access door, with the garage door having been replaced on the front with double glazed patio doors – offering potential for conversion (subject to permissions).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Leicestershire County Council / Tax Band E

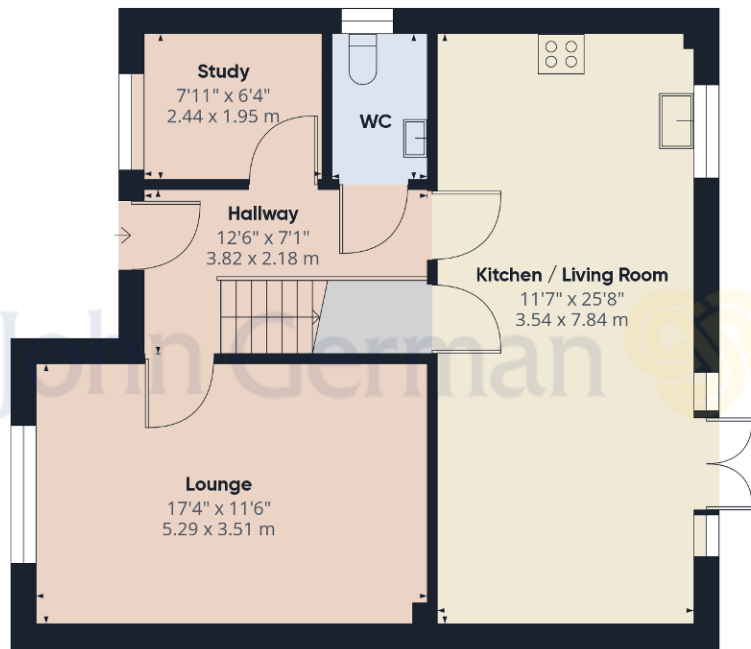
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06032024

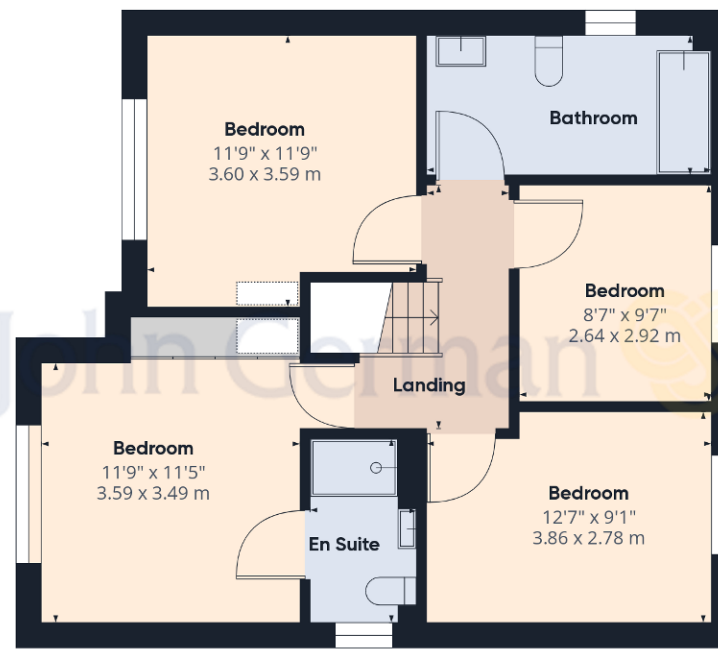
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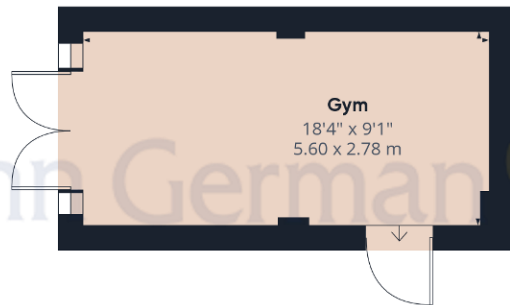




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1488.31 ft²

138.27 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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