

Holdere

A Modern Estate Agent



74 Whatton Road, Derby, DE74 2DT

£310,000

Holdere Estate Agents are delighted to bring to market with no upwards chain, this fully renovated and modernised three bedroom semi detached bungalow situated in Kegworth. In brief the property boasts three well proportioned bedrooms, two reception rooms, modern kitchen/diner, modern four piece bathroom suite, off road parking and gardens to the front and rear. As part of the works the property has benefitted throughout from all new plumbing, carpeting/flooring, oak doors, heating and electrics as well as a complete overhaul aesthetically to bring it up to modern turn key standard, all that's left to do is move in!

Summary

You find the property set back from the road with an appealing frontage consisting of a block paved driveway, lawned garden with feature tree and established borders.

Heading down the side of the property you arrive at the main entrance door which allows access to the property. Upon entry into the hallway you are met with natural colours and modern decor with a feature wood panel wall in front. From the hall you gain access to all three bedrooms, family bathroom, useful storage cupboard and lounge.

The principal bedroom is situated at the front of the home, it benefits from a large bay window overlooking the front garden and fitted wardrobes neatly to one side providing ample storage. A very spacious double room with enough space for a double/king size bed and all the associated bedroom furniture/furnishings.

Adjacent to the principal bedroom you find bedroom two, another great sized double room. There is a window to the front elevation overlooking the garden and feature tree. In this room there is also a handy alcove with shelves above and cupboards below providing further storage options.

Returning back to the hall you can gain access to the extended newly fitted main bathroom. This is fitted with a modern four piece suite comprising back to wall w.c with inbuilt storage and wash hand basin, freestanding bath and corner shower cubicle. The bathroom is a very light room thanks to three windows allowing lots of natural light to flood in.

Continuing down the hall you arrive in bedroom three, a comfortable single room with ample space for a single bed and associated bedroom furniture. It could also be used as a study, sewing room, playroom etc and is a great versatile space. There is a cupboard in this room that houses the brand new boiler. Just outside this room off the hallway you find a further built in storage cupboard.

The lounge is situated at the rear of the property and benefits from patio doors leading you straight out to the patio and rear garden beyond. This is a great room perfect for family gatherings and relaxation, it is also adjacent to the kitchen diner.

The kitchen/diner is newly fitted with a modern range of matching wall and base units with countertops above. This room has been very well

thought out and benefits from direct access to the dining room/conservatory/second reception room. There is a modern range cooker with extractor over, fridge freezer, washing machine, integrated dishwasher, inset sink drainer and seating in the form of a breakfast bar. It's a lovely light room thanks to dual aspect windows overlooking the gardens and patio.

The conservatory is located just off the kitchen and is glazed to three sides providing a nice bright outlook over the great sized rear garden. Currently set up as a dining room it's a great entertaining space with direct access to the kitchen and garden.

Outside you will find the established rear garden, mainly laid to lawn it also benefits from a pathway to one side, large greenhouse, shed and patio area all of which is enclosed by wooden fencing and hedging. To the front you find a block paved driveway providing off road parking as well as a lawned garden with established borders and feature tree.

In summary this property presents an excellent opportunity for someone to acquire a stunning fully modernised home in this charming village.

Kegworth is a large village lying on the River Soar, it is situated on the A6 near junction 24 of the M1 motorway. It offers great commuter and transport links being so close to East Midlands Airport and Parkway main line railway station. The village is served by a primary school which has both Anglican and Baptist churches. Beyond the primary school age, most children attend schools in Castle Donington and Shepshed. Shops in the village include a supermarket, butcher, pharmacy, post office and optician. There are a number of cafes, restaurants and takeaway food outlets. Kegworth has several public houses, a doctor's surgery and a village hall that hosts events. Kegworth also has thriving sports clubs. There are two parks with play areas for younger children. The village has a library and a museum full of local history.

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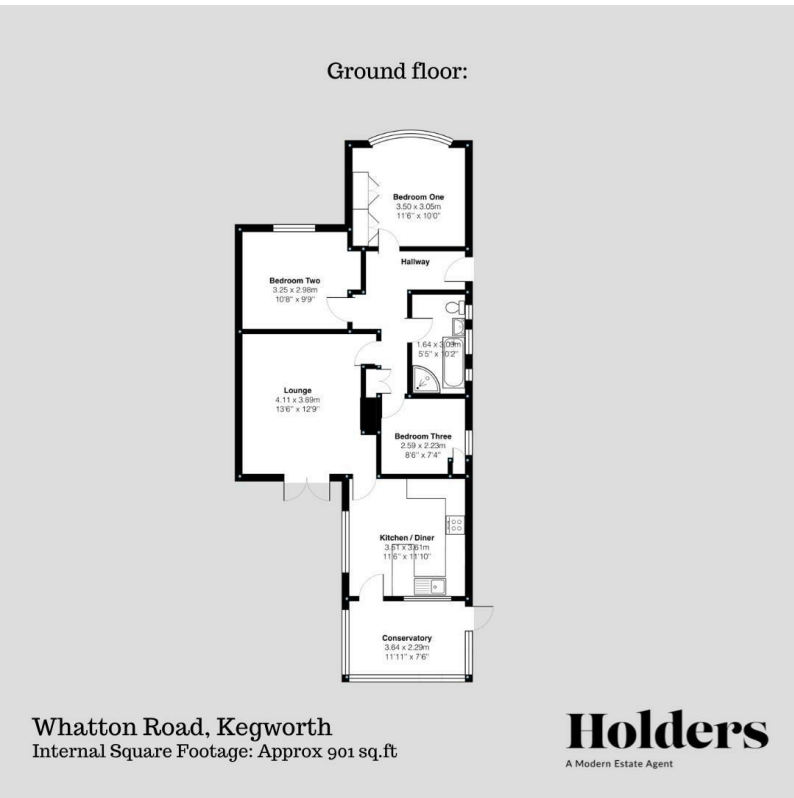
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To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

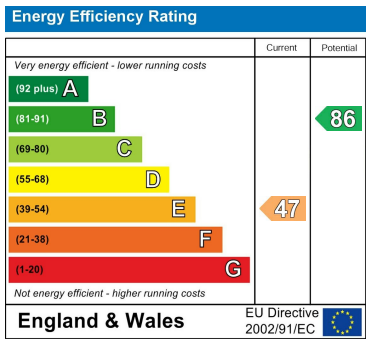
Floor Plan



Area Map



Energy Efficiency Graph



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