

# Holderr

A Modern Estate Agent



66 Huffer Road, Kegworth, DE74 2XU

£250,000

Holders are pleased to introduce this charming three bedroom semi detached home, which features a convenient ground floor w.c., an open plan kitchen and dining area, and a separate lounge that opens directly to the rear garden.

The master bedroom is enhanced by a built-in wardrobe and an en suite shower room, while the property is designed for contemporary living, showcasing a high quality kitchen and premium fixtures throughout. Located in Kegworth, this residence offers excellent transport links to East Midlands Airport and the M1/42 motorway, making it an ideal choice for commuters heading to Nottingham, Derby, Leicester, Loughborough, and even Birmingham.

The village is well-equipped with a variety of amenities and includes a local primary school.

Entrance Hall - Upon entry to the property you arrive in the entrance hall, this provides access to the downstairs w.c, kitchen diner and lounge.

W.C - The downstairs w.c comprises of a two piece suite with low flush w.c, wash hand basin and window to the front elevation.

Kitchen Dining Area - 4.8m x 2.9m- A great room with enough space for a dining set, fitted with a matching range floor and wall units with integrated oven, integrated gas hob with extractor over and integrated fridge freezer & washing machine.

Lounge Area - 5.0m x 3.6m - Double glazed patio doors and window to rear gardens and storage cupboard.

First Floor Landing - Access to all three bedroom and family bathroom as well as access to the loft.

Bedroom One - 3.3m x 2.9m - Double glazed window, fitted wardrobe and door to ensuite.

En Suite - Fitted with a three piece suite comprising low flush w.c, wash hand basin and shower cubicle.

The other two bedrooms are a good size.

Family Bathroom - Fitted with a three piece suite comprising bath, low flush w.c and wash hand basin.

Outside - The rear garden is mainly laid to lawn also benefitting from patio area all of which is enclosed by fencing with gated access to the front/side of the property. At the front/side you find a tarmac driveway providing off road parking for two cars.

### **Disclaimer**

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

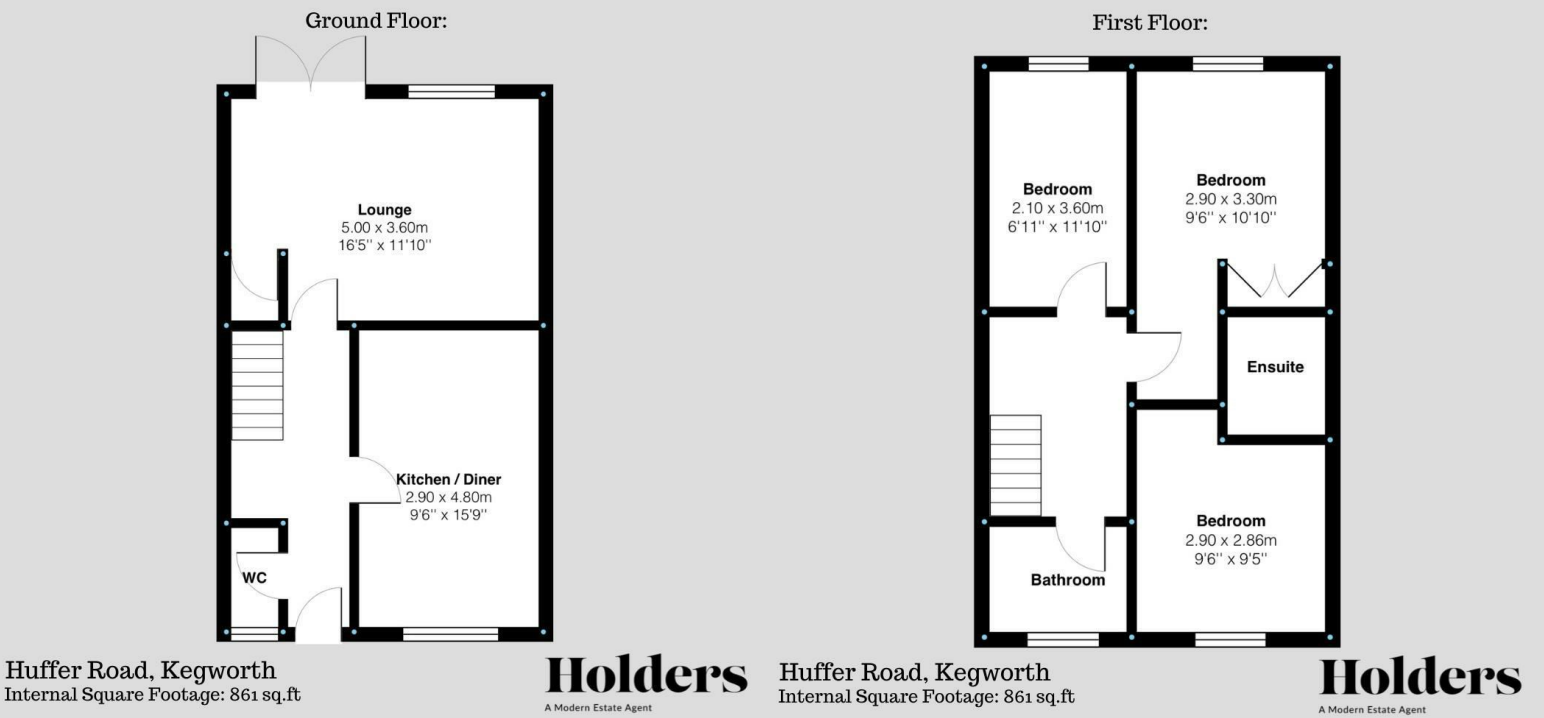
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

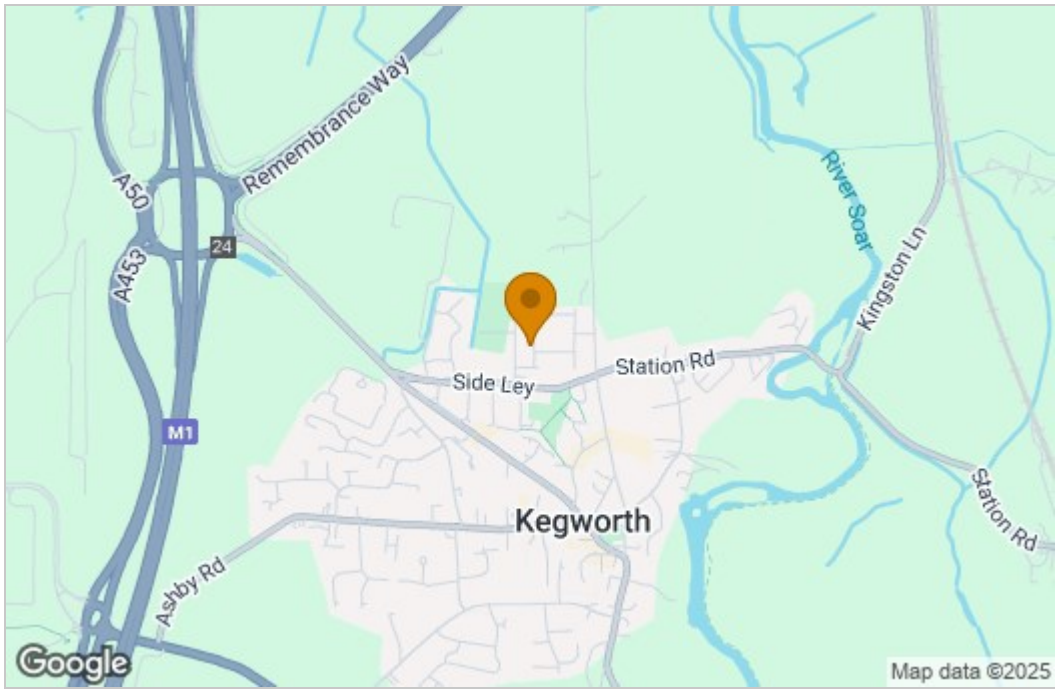
### **Extra information**

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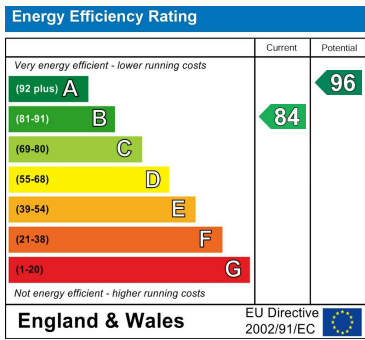
Floor Plan



Area Map



Energy Efficiency Graph



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