

Holderr

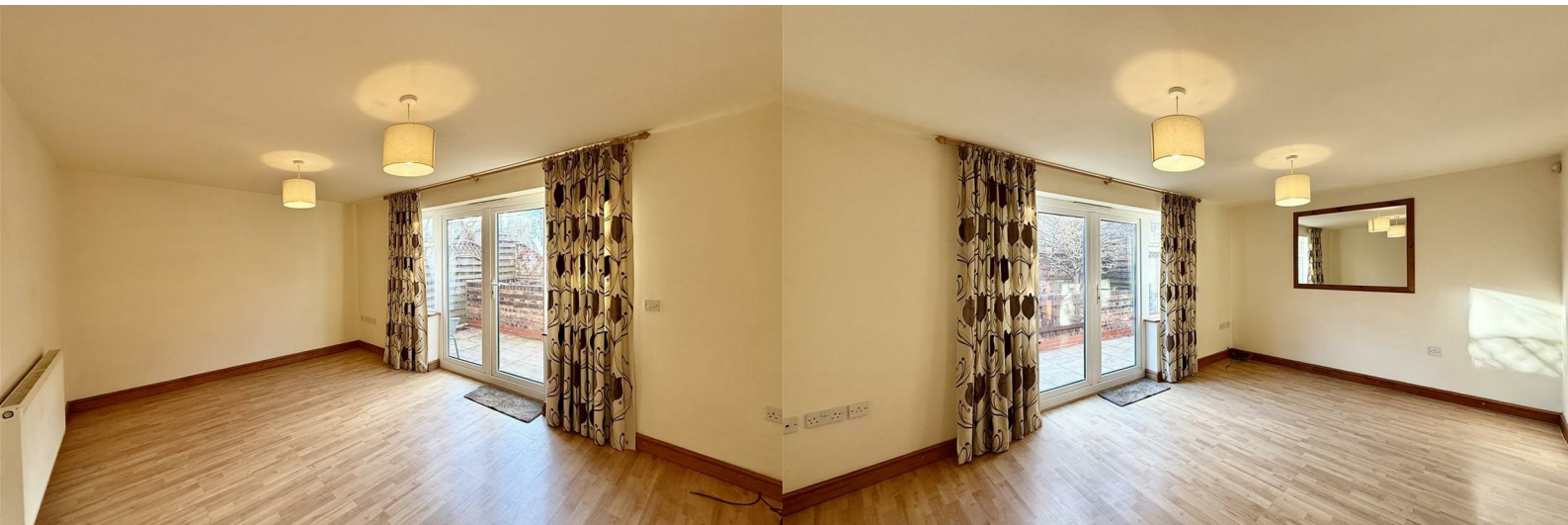
A Modern Estate Agent



22 London Road

, Kegworth, DE74 2EU

Guide price £270,000



22 London Road

, Kegworth, DE74 2EU

Guide price £270,000



A modern three bedroom semi detached house which has a full width master bedroom with ensuite, and FULL width kitchen. Two parking spaces to rear elevation leading to a larger than average extended garage and having a tiered garden with paved and lawned areas. The gas centrally heated and double glazed accommodation comprises hall, kitchen, inner hall and wc, full width lounge, three first floor bedrooms with master en suite and further family bathroom. For sale with NO UPWARD CHAIN a viewing is recommended.

Front entrance door with multiple glazed panels which afford natural lighting and access into the hall.

HALL

With tiled flooring, neutral in decor, radiator and internal door through to the kitchen.

KITCHEN - 15' 1" x 8' 8" (4.6m x 2.64m)

The kitchen spans the full width of the property and has a front elevation uPVC double glazed window. Roll top work surfaces with an inset sink unit with mixer tap over and tile splashbacks. Integrated gas hob with extractor hood above and electric oven. A matching range of base, drawers and eye level units, space for a fridge freezer to the right hand side and additional roll top work surface. Plumbing for automatic washing machine and internal door through to the inner hallway.

INNER HALL

Having light coloured timber effect laminate flooring, stairs to the first floor with shaped timber spindle balustrade. Under stairs cupboard useful for storage purposes, radiator and internal door through to the

wc.

WC

A two piece suite consisting of a low level wc and bracketed wash hand basin with tile splashbacks. Side elevation uPVC double glazed window, wall mounted combination gas central heating boiler and tiled flooring.

LOUNGE - 15' 2" x 11' 0" (4.62m x 3.35m)

Like the kitchen the lounge also spans the full width of the property and has a pair of uPVC double glazed double doors leading to the rear garden. Light coloured timber effect laminate flooring, multiple electrical sockets, radiator.

LANDING

With neutral decor.

BEDROOM ONE - 9' 8" x 11' 0" (2.95m x 3.35m)

The main bedroom combined with en suite spans the full width of the property. To the bedroom section there is a rear elevation uPVC double glazed window with views over the garden and radiator beneath.

EN SUITE

A white three piece suite consisting of a double shower cubicle with mains shower over, pedestal wash hand basin and low level wc. Tile splashbacks, rear elevation uPVC double glazed window.

BEDROOM TWO - 8' 8" x 7' 7" (2.64m x 2.31m)

The second bedroom has a front elevation uPVC double glazed window with a radiator beneath.

BEDROOM THREE - 8' 8" x 7' 1" (2.64m x 2.16m)

The third bedroom has a front elevation uPVC double glazed window with a radiator beneath. Two double electrical sockets and telephone point.

BATHROOM

A white three piece suite consisting of a timber panelled bath with electric shower over, pedestal wash hand basin and low level wc.

OUTSIDE

A paved path leads to the front entrance door there is then an oblong section combining mature plants and a planting area. At the rear the full extent of the plot becomes apparent with initially a full width paved patio, steps up to a second tiered area and then steps up to a further seating area. To the right hand elevation there is a larger than average extended garage complete with power and lighting.. Beyond the rear garden are two side by side car parking spaces.

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Lounge
4.62 x 3.35m
15'2" x 11'0"

Kitchen / Diner
4.60 x 2.64m
15'1" x 8'8"

WC

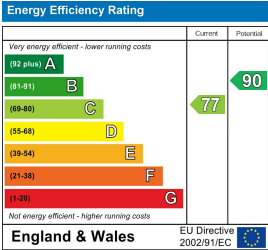
London Road, Kegworth
Internal Square Footage: 818 sq.ft

Holders
A Modern Estate Agent

Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.