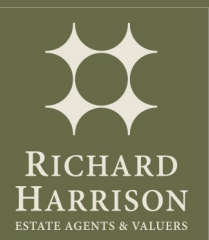




Huffer Road | | Kegworth | DE74 2YH

Asking price £410,000



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A stylish, quality modern detached home, located at the edge of an exclusive development adjacent to open countryside. The main accommodation in this spacious property is centred around a stunning open plan living/dining kitchen, ideal for everyday family living and entertaining. The ground floor offers a comfortable lounge with a feature bay window plus a characterful living/dining kitchen with French doors to the garden. From the adjoining utility room doors lead to the integral garage and back garden while off the hallway there is a large w/c, cloakroom and under stairs cupboard. Upstairs there are four double bedrooms, one with an en-suite shower room, plus a main luxury bathroom. Outside there is a garage and driveway with space for two cars, electric vehicle charging point plus low maintenance gardens to the front and rear of the property. Kegworth is also popular with those looking to be well positioned to the University of Nottingham Sutton Bonington Campus.

Stylish Modern Home

Spacious Throughout

Magnificent Living/Dining
Kitchen

Four Generous Bedrooms

Garage & Driveway

Quality Fixtures & Fittings

Lounge, W/C & Utility

Luxury En-Suite & Bathroom

HMO Status for Four People

No Upward Chain

Hallway

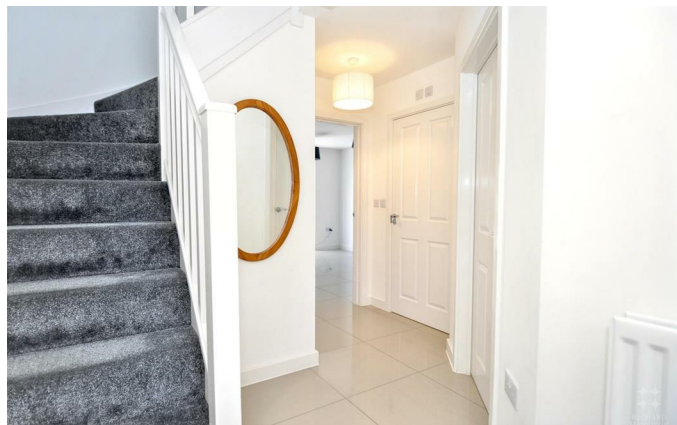
An impressive entrance with a galleried landing, porcelain tiled flooring, under stairs cupboard and a wall mounted alarm control panel.

Lounge

A lovely room with views through the development to the countryside beyond. There is ample space for living room furniture.

W/C

Fitted with a modern two piece suite comprising a low level flush W/C and wash hand basin. There is a tiled floor and tiled splashbacks.



*'Stylish
modern
home'*



Living/Dining Kitchen

A stunning open plan living/dining kitchen with ample space for furniture. The working area of the kitchen has a vast range of stylish modern wall and base mounted units with rolled edge worktops and integrated appliances including a fridge-freezer, dishwasher, electric double oven, gas hob and extractor. There is a large breakfast bar with space for seating, porcelain tiled flooring and an air conditioning unit.

Utility

With storage units, space and plumbing for a washing machine and tumble dryer, wall mounted gas central heating boiler, door to the rear and a door to the integral garage.

First Floor Landing

A lovely galleried landing with a window to the front.

Bedroom 1

A good sized room with countryside views and a window to the front, air conditioning unit, fitted sliding door wardrobe and access to the en-suite.

En-Suite

With a three piece suite comprising a low level flush W/C, shower cubicle with mixer shower, wash hand basin, tiling, heated towel rail and a window to the side.

Bedroom 2

A particularly large room with an air conditioning unit and a window to the rear.

Bedroom 3

With a window to the front.

Bedroom 4

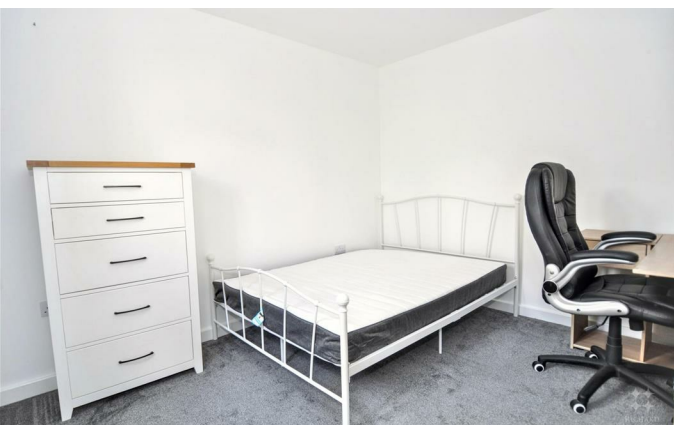
With a window to the rear.

Bathroom

Fitted with a luxury three piece suite comprising a low level flush W/C, bath with shower over, wash hand basin, tiling, heated towel rail and a window to the rear.

Outside

Set on a landscaped plot, with a driveway, side access and a rear garden which offers a lawn and extensive patio with planted borders.



Garage
with up/over door to the front, power and lighting.

The Area
Nestled in the heart of North West Leicestershire along the River Soar, Kegworth is a charming and historic village offering the perfect blend of rural charm and modern convenience. Highly desirable for professionals and families, the village boasts an active community with a variety of local amenities, including independent shops, schools, pubs, and restaurants. Its unbeatable location provides excellent transport links, with easy access to the M1 (J24), A6, A453, and East Midlands Airport, alongside direct train services to London St Pancras via the nearby East Midlands Parkway. Kegworth is also popular with those looking to be well positioned to the University of Nottingham Sutton Bonington Campus.

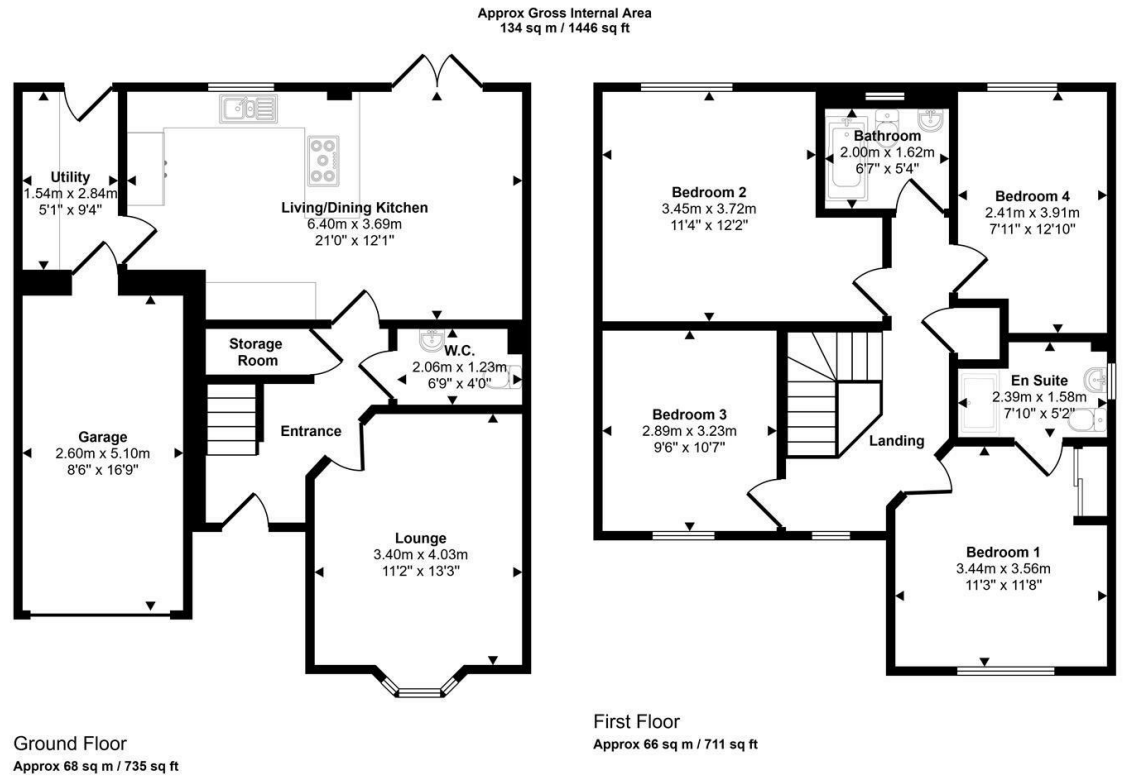
Extra Information

Service Charge
As with most modern developments, this development has a private service charge of approx £242 p.a. Full details of this will be dealt with by your solicitor during the conveyancing process.



'Magnificent living/dining kitchen'





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
83	92
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

16 Churchgate
 Loughborough
 Leicestershire
 LE11 1UD
 01509 977 889
 sales@richard-harrison.co.uk