



29 Borrowwell, Kegworth, Derby, DE74 2FP

£535,000

- Stunning gardens set over a third of an acre
- Very generous room sizes
- Renovated kitchen diner
- Must be seen to appreciate what is on offer
- Large plot with ample parking
- Stunning heated conservatory
- Large and beautifully decorated lounge
- Detached and extended
- Master bedroom with ensuite
- Utility room

29 Borrowwell, Derby DE74 2FP

Excellent opportunity to purchase an extended and detached bungalow on a very generous plot.



Council Tax Band: E



****Incredible gardens**** Substantial 4 bedroom dormer bungalow situated on a large plot with a third of an acre of stunning landscaped gardens. This spacious bungalow has very generous room sizes and is set back from the road on a quiet cul de sac offering privacy and peace.

This is a great opportunity to purchase a property in popular and very well located Kegworth village. It would make a fantastic family home. Comprising 2 large reception rooms including a conservatory, modern kitchen diner, 4 bedrooms including a master with ensuite, utility room, family bathroom, a garage and large driveway for multiple vehicles.

The home sits on a large plot with a jaw droppingly stunning gardens. The garden is a third of an acre and has been lovingly landscaped and includes 6 lawns, an orchard, a Victorian garden, a fountain, mature trees and over 500 plants. In addition there is a workshop, garden shed, sturage shed, greenhouse, outdoor studio, a decked seating area ideal for BBQs and a poly tunnel.

It is double glazed throughout and has gas central heating and a Worcester Bosch combination boiler.

Ground floor

Kitchen diner 28'5 x 11'5

Modern open plan kitchen diner with sufficient space for a living area if desired. Renovated by the current owners the kitchen area has a range of white gloss wall and base units and black marble worktops extending to a useful breakfast bar. There is an integrated hob with extractor fan, integrated oven, dishwasher and double sink with mixer tap and drainer. There are high quality gloss grey tiles to the floor which continue through to the dining area. The substantial dining area has modern decor, fitted storage and an alcove with glass display shelving and integrated lighting.

The whole room is decorated with modern blue and white, there are modern radiators and lighting and 3 windows allowing in lots of natural light. There is access from the hallway and through to the living room.

Lounge 23'7 x 11'5

Generous lounge with double glass doors to the stunning rear garden and through to the conservatory. The lounge has been decorated in warm tones and there is coving to the ceiling, good quality carpeting, a feature solid marble fireplace, a ceiling rose and lots of natural light.

Conservatory 19'5 x 12'2

Large conservatory with beautiful views to the rear garden. It has a vaulted ceiling with modern spotlights, wooden flooring and wall mounted heating. There are double glass doors to the rear garden and access through to the master bedroom, lounge and hallway. This is a fantastic reception room which can be used all year round.

Bedroom 1 19'10 x 19'5

Substantial master bedroom with neutral decor, plenty of storage provided by fitted wardrobes with mirrored sliding doors, a dressing area, with a Velux window and an ensuite shower room.

Ensuite

Generous ensuite with a corner shower unit, fitted vanity basin, WC, a bidet, ladder style radiator and lots of storage. The bathroom is finished with white tiling, a Velux window and neutral tiled flooring.

Bedroom 2 17'1 x 10'3

Generous double bedroom with neutral decor, a dressing area and lots of natural light with a window and an additional Velux window.

Utility 8 x 5'6

Useful utility room with additional storage. It has a range of cream shaker style wall and base units, wooden worktops, a sink with mixer tap and drainer, space for a washing machine and access via uPvc door to the outside.

Bathroom

7'7 x 6

Family bathroom comprising a full sized bath with shower over and consatina shower screen, a vanity hand basin, WC, fitted storage and a ladder style radiator. The bathroom is finished with monochrome tiling and dark grey flooring.

First floor

Bedroom 3

12'10 x 11'1

Generous double bedroom with a rear facing aspect and a vaulted ceiling. The bedroom has neutral decor and is currently used for storage. There are six fitted wardrobes along the hallway outside the bedrooms and eaves storage.

Bedroom 4

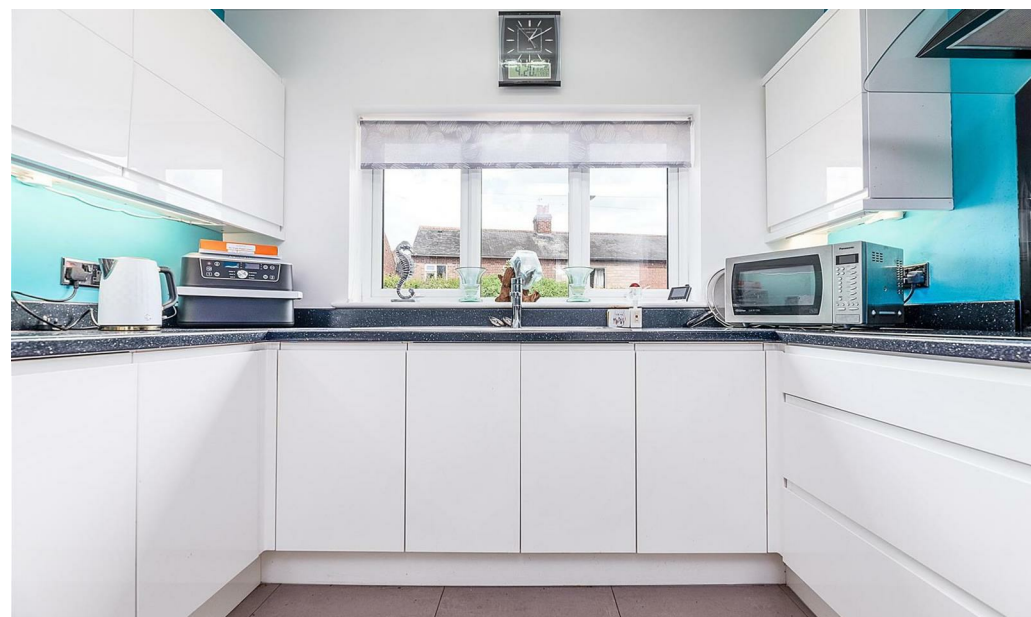
11'9 x 6'1

The fourth bedroom is currently utilised as a home office. It has neutral decor and a two Velux skylights.

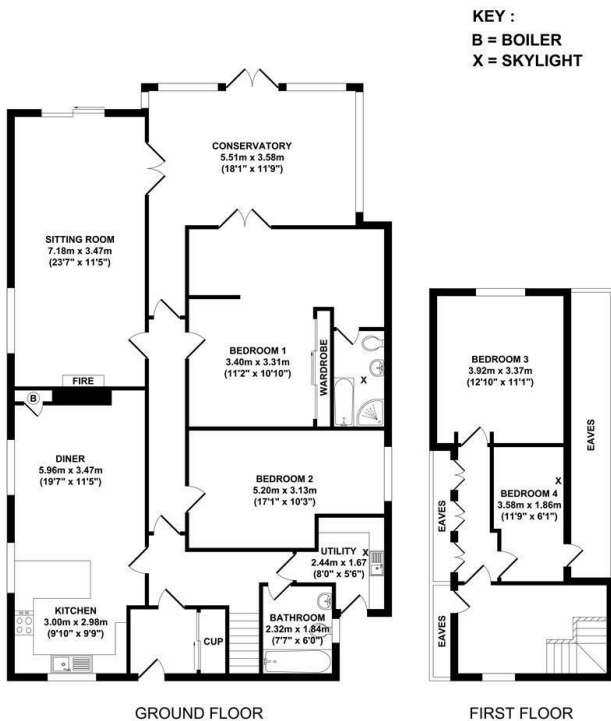
Exterior

The bungalow sits on a substantial plot, to the front of the property is a gated entrance with a hedged boundary. This leads to an extensive gravelled driveway with parking for several vehicles and leads to the detached garage which has an up and over door, power and light.

There is access to the rear garden on both sides of the property. The rear garden is set over a third of an acre and is absolutely stunning. A real treat for a keen gardener it has an orchard, poly tunnel, greenhouse, 6 lawns, a shed, a summerhouse, a studio, electric powered fountain, over 50 hundred plants, mature trees, shrubs, patios, a decked and covered seating area and much more.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions

Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	