



6 Suthers Road, Kegworth, Derby, DE74 2DE

£245,000

- Detached bungalow
- Floor to ceiling windows
- Enclosed rear garden
- Three bedrooms
- Fitted kitchen
- Garage
- Spacious living room
- Family bathroom
- Freehold

6 Suthers Road, Derby DE74 2DE

Excellent opportunity to purchase a detached three bedroom bungalow in the popular village of Kegworth.



Council Tax Band: C



Overview

Ideal opportunity for families, downsizers or commuters looking for single level living. The bungalow comprises of a spacious living room, kitchen, three bedrooms, family bathroom, enclosed garden, garage and driveway.

Kegworth is a sought after village in North West Leicestershire, popular with families, commuters and students, creating a friendly community feel for all. It offers a great range of local amenities, with shops, pubs, restaurants, local businesses and sporting facilities. The village has easy access to the University of Nottingham's Sutton Bonington Campus, and convenient public transport links to Nottingham, Derby and Leicester. It is located just off the M1, with East Midlands Airport, East Midlands Parkway railway station and Donington Park in close proximity.

Living Room

16'4" x 12'1"

Spacious living room with large picture windows, letting in lots of natural light, wooden floor boards, brick style fireplace and neutral décor.

Kitchen

11'9" x 8'2"

Fitted kitchen with wood effect wall and base cabinets, grey worktops, oven, gas hob, extractor fan, a large window above the sink and access to the driveway.

Bedroom 1

14'1" x 9'2"

Master bedroom with neutral décor, wood effect flooring and feature floor to ceiling picture windows overlooking the garden.

Bedroom 2

10'5" x 10'2"

Double bedroom with neutral décor, wood effect flooring and floor to ceiling picture windows overlooking the garden.

Bedroom 3

9'2" x 7'6"

Third bedroom that could also function as a dining room, nursery or study.

Bathroom

Family bathroom fitted with a white three piece suite, including a tiled bath and electric shower.

Garden

The rear garden features a sizeable lawned area with mature trees along the edge and a small patio seating space. To the side of the property, the driveway offers off road parking for up to three cars and the garage provides useful extra storage space.

New boiler fitted last year with 2 year guarantee.





Directions

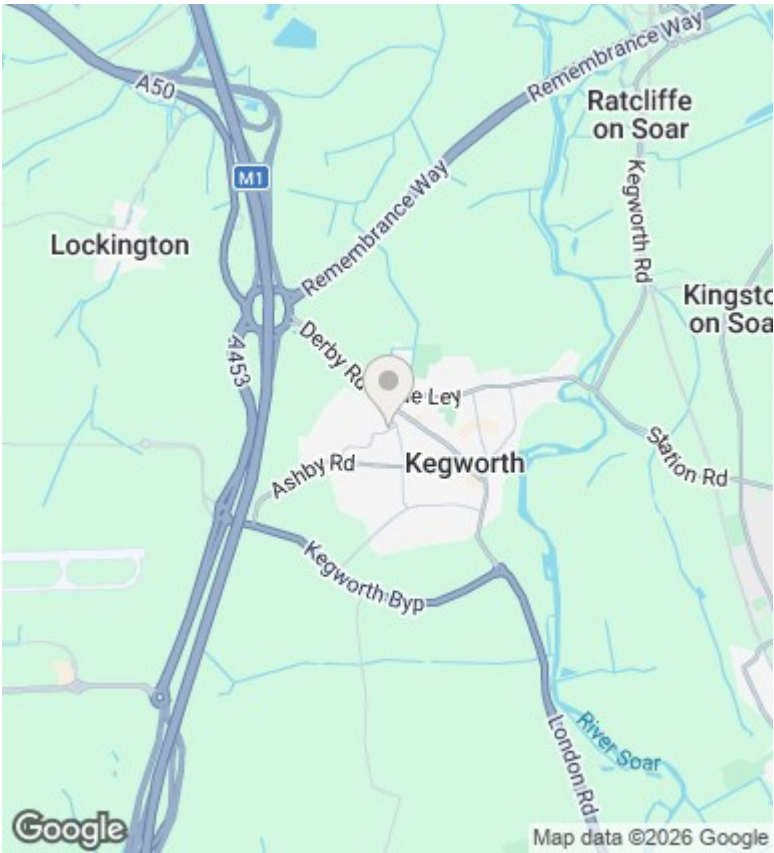
30 Market Place, Kegworth, Derby, Derbyshire, DE74 2EE
01509 674140

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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