

# HoldenCopley

PREPARE TO BE MOVED

Huffer Road, Kegworth, Derbyshire DE74 2YH

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Offers Over £250,000 -

Huffer Road, Kegworth, Derbyshire DE74 2YH



OPEN DAY - CALL 0115 8963699 TO BOOK NOW!

NO UPWARD CHAIN...

Welcome to this well-presented semi-detached home, perfectly situated in a peaceful cul-de-sac within the charming village of Kegworth. This property enjoys a highly convenient location, just a short walk from a variety of local amenities, including well-regarded schools, independent shops, and picturesque parks. The village centre is easily accessible. In addition, the home benefits from excellent transport links, with nearby bus routes and major road connections providing easy access to surrounding towns and cities. Offered to the market with no onward chain, this inviting home is designed for both comfort and practicality. Upon entering, you are welcomed by a spacious and well-lit entrance hallway that leads to a convenient downstairs WC. The modern kitchen is thoughtfully designed, featuring stylish cabinetry and integrated appliances that create a sleek and functional space for cooking and dining. At the rear of the property, the generous lounge offers a warm and inviting atmosphere, complete with a built-in storage cupboard for added convenience. French doors open directly onto the enclosed garden, seamlessly blending indoor and outdoor living. Ascending to the first floor, the landing provides access to three well-proportioned bedrooms. The master bedroom is a standout feature, boasting fitted wardrobes and a contemporary three-piece shower room. The remaining two bedrooms offer ample space for family members or guests, while the main family bathroom is tastefully appointed. Externally, the property offers off-street parking via a private driveway, ensuring convenience for homeowners and visitors alike. A gated side entrance provides access to the rear garden, which is fully enclosed for privacy and security. The garden itself is an inviting outdoor space, with a well-maintained lawn and a designated patio area—perfect for al fresco dining, relaxation, or entertaining guests.

MUST BE VIEW





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom suite & Ground Floor W/C
- En-Suite To The Main Bedroom
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Hall

12'3" max x 6'11" (3.75m max x 2.11m)

The hall has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

### W/C

5'5" x 2'8" (1.66m x 0.83m)

This space has a UPVC double glazed obscure windows to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splash back, a radiator, and wood-effect flooring.

### Living Room

16'7" max x 15'1" (5.06m max x 4.60m)

The living room has a UPVC double glazed window to the rear elevation, a TV point, a radiator, an in-built cupboard, wood-effect flooring, and double French doors opening to the rear garden.

### Kitchen/Diner

15'8" x 9'4" (4.78m x 2.86m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas hob and extractor fan, an integrated fridge freezer, an integrated washer/dryer, an integrated dishwasher, space for a dining table, a radiator, wood-effect flooring, and a UPVC double glazed window to the front elevation.

## FIRST FLOOR

### Landing

9'8" x 3'8" (2.96m x 1.12m)

The landing has carpeted flooring, access into the loft with lighting, and access to the first floor accommodation.

### Bedroom One

16'5" max x 9'3" (5.01m max x 2.84m)

The first bedroom has a UPVC double glazed windows to the rear elevation, a radiator, fitted wardrobes with sliding mirrored doors, carpeted flooring, and access into the en-suite.

### En-suite

7'3" x 4'6" (2.23m x 1.38m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

### Bedroom Two

11'0" into alcove x 9'3" (3.36m into alcove x 2.84m)

The second bedroom has a UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

### Bedroom Three

12'0" x 6'11" (3.67m x 2.12m)

The third bedroom has a UPVC double glazed windows to the rear elevation, a radiator, and carpeted flooring.

### Bathroom

5'4" max x 6'11" (1.65m max x 2.12m)

The bathroom has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a heated towel rail, a shaver socket, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is courtesy lighting, a lawn, a driveway for two vehicles, and gated access to the rear garden.

### Rear

To the rear of the property is a south-facing garden with a patio, courtesy lighting, a lawn, a fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - North West Leicestershire- Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

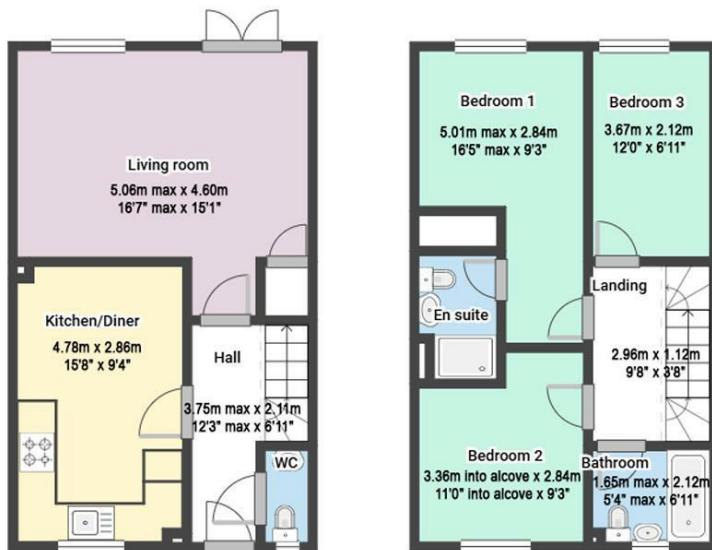
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		96
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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