



West Bank Mews,  
Kegworth, Derby  
DE74 2TX

**£625,000 Freehold**





THIS IS A LARGE DETACHED FAMILY HOME WHICH IS POSITIONED WITHIN THIS PRIVATE DEVELOPMENT OF SIMILAR QUALITY PROPERTIES ON THE EDGE OF KEGWORTH. THE PROPERTY IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN AND IS THEREFORE READY FOR IMMEDIATE OCCUPATION BY A NEW OWNER.

Being positioned on a large plot, which we believe is approximately 1/3 of an acre in size, this substantial detached home provides spacious accommodation which is arranged on two floors. The property has been recently re-decorated and is ready for a new owner to take over this lovely home which in time will provide them with the opportunity to stamp their own mark as they might wish. For the size of the rooms included and the gardens at the rear to be appreciated, which will be larger than people will expect them to be from just taking a look at the front, we strongly recommend all interested parties take a full inspection so they are able to see all that is included in the property for themselves. West Bank Mews is a select development built by Barratt Homes approximately 30 years ago and this certainly must be one of the largest plots within the development. As well as providing living accommodation which includes three large reception rooms and four double bedrooms, there are also two double garages with electrically operated up and over doors positioned to the left of the property which provide an ideal facility for a car or motorbike enthusiast, or somebody who requires this size of additional storage space. Kegworth village is a very popular location which is well placed for easy access to Nottingham, Derby and Leicester and to excellent transport links, all of which have helped to make this a very popular and convenient place to live with a number of local shops and all those provided by Loughborough and Castle Donington being within easy reach.

The properties in West Bank Mews are built around a central green area and the property we are selling is situated in the bottom left hand corner as you drive into the development. The house is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the light and airy accommodation included derives all the benefits of gas central heating and double glazing and includes a fully enclosed reception porch leading through an internal door to the reception hall, off which there is a cloaks/w.c. and a large separate cloakroom and there are doors leading to the main through lounge which has a feature fireplace and patio doors leading into the conservatory which extends across the rear of the house, a good size dining room, from which there are further patio doors leading into the conservatory and double doors to the main lounge. There is a third reception room which could easily be a second sitting room, TV room, study or something similar. The breakfast kitchen is fitted with extensive ranges of wall and base units and integrated appliances, a number of which have been recently replaced and off the kitchen there is the utility/laundry room which has doors into the conservatory and to the rear garden. The stairs take you to the spacious landing which leads to the four double bedrooms, all of which have ranges of fitted furniture and the master bedroom has a large en-suite bathroom which includes a separate shower as well as a bath and also has a built-in sauna which could be retained or the space used to further enlarge this en-suite facility. The main bathroom is tiled and has a white suite complete with a walk-in shower and a bath. Outside there are the two double brick garages positioned to the left of the house with there being car standing and a driveway running across the front of the property. The gardens are mostly at the rear of the house and these are South facing, being mainly lawned with a block paved patio running across the rear of the house. The gardens are extremely well maintained and have established borders with mature trees to the sides of the lawn with there being walls and fencing to the boundaries and there is a further garden area to the left of the garage where there is also a greenhouse and this area would provide an ideal storage area for a caravan, motor home or similar vehicle.

Kegworth is a conveniently located village situated in the heart of the East Midlands which has a number of local shopping facilities and is within a few minutes drive of those provided by Loughborough and Castle Donington. Kegworth Primary School is found within easy reach as well as Castle Donington college for older children, healthcare and sports facilities, walks in the surrounding picturesque countryside and along the banks of the River Soar and the excellent transport links include J24 of the M1 which connects to the A42 and A50, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to Loughborough, Leicester,





## Porch

Fully enclosed porch having a wood grain effect composite front door with inset opaque double glazed panels and matching side panels leading through a wooden front door with inset glazed panels and a glazed side panel to the reception hall. There is laminate flooring that extends from the porch into the reception hall and to the third reception room as well as the ground floor w.c. and cloaks cupboard.

## Reception Hall

17'7 × 10'6 approx (5.36m × 3.20m approx)

Stairs with feature balustrade and cupboard under leading to the first floor, laminate flooring, cornice to the wall and ceiling and radiator.

## Cloaks/w.c.

The cloaks/w.c. is half tiled and has a low flush w.c. and pedestal wash hand basin with mixer tap, radiator, opaque double glazed window and laminate flooring.

## Cloaks Cupboard

The large cloaks cupboard has cloaks hanging, shelving and has laminate flooring.

## Lounge/Sitting Room

25'6 × 12'9 approx (7.77m × 3.89m approx)

Double glazed window to the front with double glazed patio doors leading into the conservatory, feature coal effect gas fire set in an Adam style surround with an inset and hearth, two radiators, cornice to the wall and ceiling and three wall lights.

## Dining Room

14'7 × 13'8 approx (4.45m × 4.17m approx)

Double glazed patio doors leading into the conservatory, radiator, double doors leading to the lounge, cornice to the wall and ceiling and two wall lights.

## Sitting Room/Study

14'7 × 9' approx (4.45m × 2.74m approx)

Double glazed window to the front, radiator, laminate flooring, cornice to the wall and ceiling and wall light.

## Conservatory

25'4 × 12' reducing to 6'7 approx (7.72m × 3.66m reducing to 2.01m approx)

The P shaped conservatory has double opening double glazed French style doors leading out to the rear garden with double glazed windows to the rear and side, tiled flooring and door leading into the utility room.

## Breakfast Kitchen

14'6 × 12'4 approx (4.42m × 3.76m approx)

The kitchen is fitted with wood effect units with brushed stainless steel fittings and has granite work surfaces and includes a 1½ bowl sink with a mixer tap and four ring AEG hob set in a granite work surface with freezer, telescopic towel rails and drawers below, range of matching eye level wall cupboards with lighting below, integrated oven and microwave oven which have been recently replaced with cupboards above and below and hood and back plate to the cooking area, integrated fridge with a cupboard below, tiling to the walls by the work surface areas and tiled flooring, radiator, cornice to the wall and ceiling, a double glazed window to the side and recessed lighting.

## Utility/Laundry Room Room

12'6 × 6'4 approx (3.81m × 1.93m approx)

The utility room is fitted with a stainless steel sink unit set in a work surface with a double cupboard and space for an automatic washing machine and tumble dryer beneath, second work surface with double cupboard and space for other appliances or storage below, double glazed window to the rear, door leading out to the rear garden and internal door to the conservatory.

## First Floor Landing

13'9 × 12'6 approx (4.19m × 3.81m approx)

The spacious landing has the balustrade continued from the stairs onto the landing, double glazed window to the front, cornice to the wall and ceiling, hatch to loft and airing/storage cupboard.

## Bedroom 1

14'7 × 10'8 approx (4.45m × 3.25m approx)

The main bedroom has a double glazed window overlooking the rear garden, double wardrobes and cabinets with shelving to either side of the bed position with cupboards over which have lighting beneath, dressing table with drawers below, radiator and cornice to the wall and ceiling.

## En-Suite Bathroom

8'8 × 6'8 approx (2.64m × 2.03m approx)

The en-suite to the main bedroom is a full bathroom which is fully tiled and has a panelled bath with mixer taps, walk-in shower with tiling to three walls and a folding protective door, low flush w.c. with a concealed cistern, hand basin with mixer taps and cupboards and drawers below, wall mounted cabinet with a mirror to the wall by the sink area, chrome heated ladder towel radiator, recessed lights to the ceiling and opaque double glazed window.

Within the en-suite there is a Nordic sauna which is fitted and ready for use (subject to testing).

## Bedroom 2

14' × 10'8 approx (4.27m × 3.25m approx)

Double glazed window to the front, double wardrobe with shelving and cupboard to one side, dressing table with drawers under, radiator and cornice to the wall and ceiling.

## Bedroom 3

13'7 × 12'10 approx (4.14m × 3.91m approx)

Double glazed window to the rear, range of wardrobes with cupboards over and cabinets to either side of the bed position and dressing table with drawers under, cornice to the wall and ceiling and radiator.

## Bedroom 4

12'8 × 10'4 approx (3.86m × 3.15m approx)

Double glazed window to the front, range of four double wardrobes to one wall with cupboards over, drawer units to the sides of the bed position, radiator and cornice to the wall and ceiling.

## Bathroom

10'7 × 8' approx (3.23m × 2.44m approx)

The main family bathroom is fully tiled and has a white suite including a panelled bath with mixer taps, a large walk-in shower with sliding protective door and screen, sculptured hand basin with mixer tap and cupboards and drawers below, low flush w.c. with a concealed cistern, mirror and shelving with a pelmet and light over to one wall by the sink position, radiator, ladder heated towel radiator, opaque double glazed window and recessed lights to the ceiling.

## Outside

The drive extends across the front of the house to car standing in front of the garages. There is a lawn to the right and a brick edged border in front of the house and there are gates leading to a garden area on the left at the side of the garages where there is a greenhouse and through a gate between the shed and main house to the rear garden where there is a block paved pathway taking you down to a pergola and path leading behind the garages and across the rear of the house. The gardens are mainly lawned and there are established barked borders to the sides with established planting and mature trees which help provide natural screening from surrounding properties. There is a brick wall and fencing to the boundaries and an outside lighting and a water supply provided.

## Garage 1

16'2 × 15'7 approx (4.93m × 4.75m approx)

Brick garage with an wooden electric up and over door to the front, power and lighting and storage in the roof space.

## Garage 2

17'6 × 17'2 approx (5.33m × 5.23m approx)

The second double garage has a wooden electric up and over door to the front, power and lighting and storage in the roof space.

## Wooden Shed

There is a wooden shed positioned between the garage and house.

## Greenhouse

There is a greenhouse located in a garden area next to the garages.

## Dierctions

Proceed into Kegworth along Derby Road and turn right into Packington Hill. At the end of the road turn right into Ashby Road and left into West Bank Mews where the property can be found as identified by our for sale board.

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	75	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.