



Frederick Avenue,
Kegworth, Derbyshire, DE74 2FN
£149,995



NEWTONFALLOWELL 

HARTLEYS 
Part of the **NEWTON**FALLOWELL  Group

This brand new two bedroom semi detached house boasts a wealth of amenities from design and energy saving attributes including LED lighting, full double glazing, gas central heating with combination boiler and insulation. Layout wise there is a hall, wc with storage, the living kitchen is well lit spanning front to rear whilst the kitchen area has integrated appliances including fridge freezer, dishwasher, oven and hob. At first floor there are two bedrooms and a three piece bathroom suite with mains shower. Externally there is parking for two vehicles on a tarmac driveway and the rear garden has been paved and grassed and is affords a good deal of privacy. No upward chain, brand new property with excellent communication links, ideal first purchase or could suit an investor with proximity to Nottingham University at Sutton Bonington campus, situated for ease of access to Derby, Leicester and Nottingham, the M1, M42, East Midlands Airport, railway station at Ratcliffe on Soar and the new Hub plus the bypass that has been generated in Kegworth. . A 10 year guarantee insurance backed scheme to give piece of mind for any purchaser. Floor coverings are included in the sale.

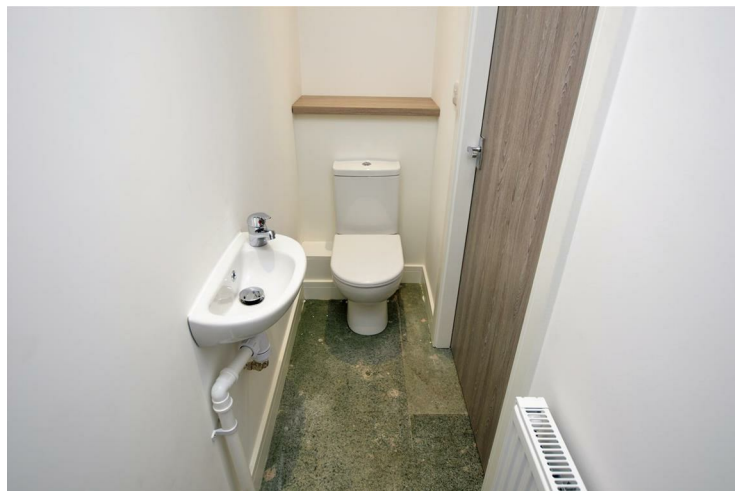
ACCOMMODATION

Contemporary composite timber effect front entrance door with four central separate double glazed oblong panels which afford natural lighting and access to the hall.

HALL

Neutrally decorated in white with matching timber work. The hall has a radiator, double electrical socket, wall mounted security alarm panel with circuit breaker adjacent. Digital central heating thermostat, three recessed LED energy lights.

WC



The wc is situated beneath the stairs where there is additional storage and comprises of a two piece suite. A hidden cistern wc with dual flush capability, wash hand basin with a side mounted mixer tap, radiator with temperature control, two recessed LED lights and extractor fan. Plumbing for washing machine.

LIVING KITCHEN

15'10 x 10'1 (4.83m x 3.07m)



Well lit, the living kitchen is split into two areas. To the front has a double glazed window and stylish modern cupboard and drawer units at both base and eye level in a mushroom colour and integrated appliances include a fridge freezer, an induction hob and electric oven beneath - all by the manufacturer Lamona. There is also an integrated dishwasher. 'Ideal' combination gas central heating boiler provides hot water and central heating, four recessed LED lights. To the living section there is a rear elevation double glazed door with fixed panels adjacent, four further recessed LED lights, radiator, electrical sockets and TV aerial point.





FIRST FLOOR LANDING

Stairs lead from the hall to the first floor landing with uniform spindle gallery balustrade and access to all first floor rooms.

BEDROOM ONE

15'9 max x 7'11 (4.80m max x 2.41m)



The main bedroom has a front elevation double glazed dormer window with radiator beneath. Multiple electrical sockets (three doubles), TV aerial connection point, second first floor zone control for the central heating, smart neutral wall decoration on freshly plastered walls.

BEDROOM TWO

8' x 7'2 (2.44m x 2.18m)



The second bedroom has two double electrical sockets, TV aerial connection, front aspect dormer window and a radiator with temperature control.

BATHROOM (rear)



The bathroom comprises of three elements consisting of panelled bath with tap mounted mains shower over, pedestal wash hand basin, both with tiled splash backs and a low level wc with dual flush capability. A ladder design centrally heated towel rail, wall mounted electric extractor fan (which has isolator switch).

OUTSIDE



To the front of the property the tarmac driveway provides off road car parking for two vehicles, an angled paved path leads to the front entrance door. To the left hand elevation a paved path leads to the rear and forms the patio and here there is a section of lawn. The garden offers a good deal of privacy by a mixture of predominantly timber fencing and also natural hedge.

TO FIND THE PROPERTY

From Loughborough town centre proceed along the A6 Derby Road, pass through the village of Hathern and enter Kegworth, go through the village, past the shops along Derby Road and at the traffic lights turn right onto Side Ley, turning right shortly afterwards onto Frederick Avenue where the property is situated on the left hand side as identified by the agents 'For Sale' board.

SERVICES, TENURE AND COUNCIL TAX

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band To Be Confirmed

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Energy Efficiency Rating		
	Current	Potential
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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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