Burley Rise,

Kegworth, Derbyshire, DE74 2DZ

£190,000

NEWTONFALLOWELL

HARTLEYS

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This extended three bedroom detached in brief comprises porch, hall ground floor bedroom, kitchen, dining room and lounge extension with conservatory off providing generous communal space. At first floor there is the original layout of three bedrooms (two double and a nice sized third) and a three piece bathroom suite. Outside the driveway provides off road car parking along with the garage. Low maintenance paved rear garden. Kegworth has proved particularly popular for investors having excellent communication links to Derby, Leicester and Nottingham via the M1, M42, there is also East Midlands Airport, Parkway railway station at Kingston on Soar and Nottingham University campus at Sutton Bonington whereby many of the students reside in Kegworth.

ACCOMMODATION

uPVC replacement door with central glazed panel provides natural lighting and access to the porch.

PORCH

The porch has a front elevation double glazed window with two openings, storage cupboard and glazed internal door with fixed panel adjacent leading through to the hall.

HALL

The hall has stairs to the first floor with a storage cupboard beneath and a two bar balustrade. Virgin Media and telephone points, double electrical socket, modern radiator with temperature control, door to the kitchen and separate door to the ground floor bedroom.

GROUND FLOOR BEDROOM

11'11 x 11'9 (3.63m x 3.58m)

The ground floor bedroom has a front elevation double glazed window, neutral wall decoration, coved ceiling, internal glazed window to the hall, radiator with temperature control.

KITCHEN

10'2 x 8'11 (3.10m x 2.72m)

The kitchen has a rear elevation double glazed window with views into the conservatory. Stainless steel sink unit with mixer tap over, plumbing for washing machine and dishwasher respectively. Integrated four ring electric hob with oven beneath and extractor hood above. A range of base and eye level storage units, tiled floor, internal access door to the garage, radiator with temperature control and opening through to the dining room.

DINING ROOM

9'11 x 8'8 (3.02m x 2.64m)

The original dining room has neutral wall decoration, decorative dado rail, modern radiator with temperature control and archway through to the rear extension and living area.

LIVING AREA
11' x 8'9 (3.35m x 2.67m)

Combined with the dining room the living area has a through measurement of 22'1 and has a rear elevation double glazed window with a view towards the garden. Neutral wall decoration and dado rail, aluminium framed sealed unit sliding patio door with fixed panel adjacent and access to the conservatory.

CONSERVATORY
11'8 x 7'11 (3.56m x 2.41m)

The conservatory provides excellent further amenity with timber effect laminate floor, uPVC double glazed windows with two openings, single glazed rear access door out to the low maintenance garden.

FIRST FLOOR LANDING
Stairs lead from the hall to the first floor landing with a side elevation double glazed window, radiator adjacent with temperature control, single electrical socket. Cupboard discreetly houses the Gloworm combination gas central heating boiler with digital control.

BEDROOM ONE
12'5 x 10'11 (3.78m x 3.33m)

The first floor double bedroom has a rear elevation double glazed window with a view over the garden, radiator with temperature control, light coloured timber effect laminate flooring.

BEDROOM TWO
10'3 x 8'5 (3.12m x 2.57m)

Bedroom two has a front elevation double glazed window, neutral wall decoration, radiator with temperature control and coved ceiling.

BEDROOM THREE
9'5 x 7'4 (2.87m x 2.24m)

The third bedroom has a built in single bed, front elevation double glazed window, timber effect laminate flooring and neutral wall decoration.

BATHROOM

The bathroom comprises of a three piece suite consisting of panelled bath with Triton electric shower over, pedestal wash hand basin and low level wc with full tiling to walls. Obscure glass double glazed window, tiled floor and modern radiator.

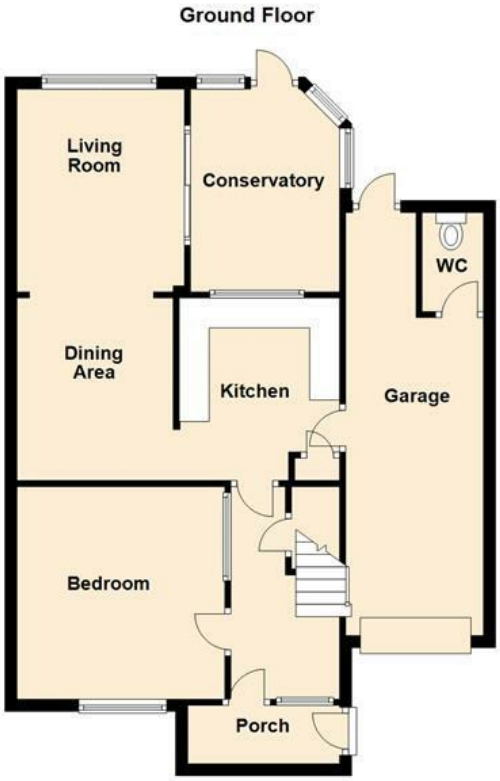
OUTSIDE

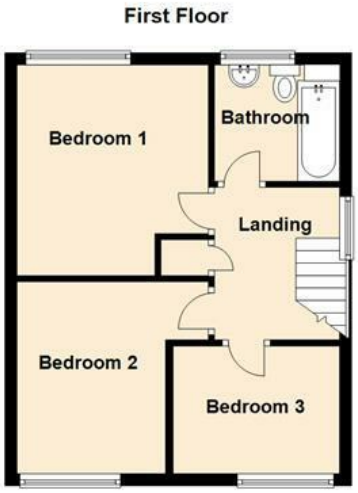
To the front of the property the block paved driveway allows off road parking for two vehicles and continues up to the garage which has a metal up and over door. The garage measures approx 23'4 and within it has a separate wc. (see floorplan) with a rear access door with glazed panel.
To the rear there is a paved patio and steps lead up to a further paved section, the garden is private and not overlooked from beyond fully enclosed by a mixture of brick walling and timber fencing.

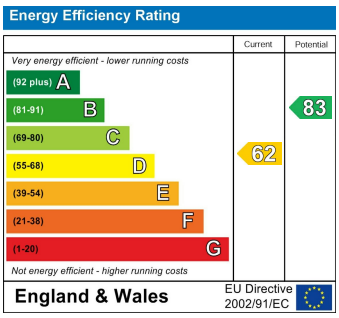
TO FIND THE PROPERTY
From Loughborough town centre proceed along the A6 Derby Road pass through Hathern and into the village of Kegworth. On entering Kegworth take the first turning on the left hand side which is Whatton Road, first turning on the left into Burley Rise and number 22 is situated on the right hand side.

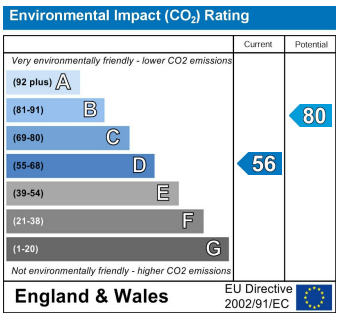
SERVICES, TENURE AND COUNCIL TAX
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. The property is currently let to three tenants on an assured shorthold basis with a passing rent of £1,000 per calendar month until end July 2019. The occupants are responsible for all utility bills. North West Leicestershire district ,council - Tax Band C.

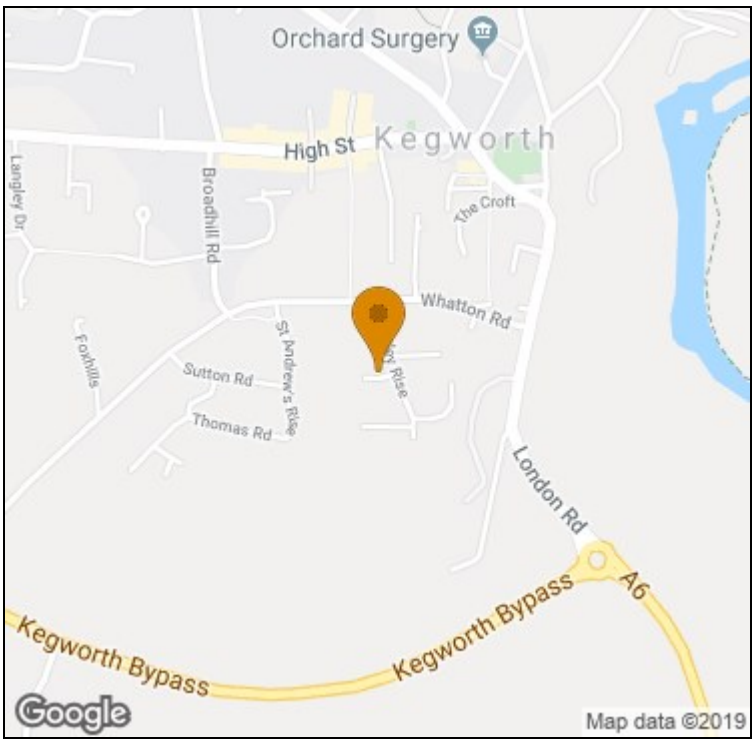
DISCLAIMER
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been 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.











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