

£250,000 Offers Over
Station Road, Kegworth

Benjamins

Because property is personal



STATION ROAD, KEGWORTH

Benjamins Estate Agents are bringing to market this 4/5-bedroom property on Station Road in Kegworth which is available CHAIN FREE. Kegworth is a village situated in the East Midlands just off J24 of the M1, on the border of Nottinghamshire, Derbyshire and Leicestershire and close to East Midlands airport.

Neighbouring towns and villages include Loughborough, Shepshed, Sutton Bonington, Castle Donington, Long Whatton, Hathern, Hemington and Lockington. It boasts a thriving village community with excellent pubs serving fine food and better beers, and a good choice of first-class hotels and other accommodation. It also houses a growing business community, numerous social clubs, societies and organisations, and even has its own museum.

The property comprises; Entrance porch & hallway, downstairs cloakroom, front sitting room, kitchen with separate dining room, rear living room, four bedrooms one with en-suite and additional family bathroom. Outside has a large rear garden with patio, lawn and workshop to the bottom with open fields behind.

Having been a family home for nearly 40 years this property comes to the market as an ideal residential or potential student let property. Opportunity not to be missed.





- Four/Five Bedroom Extended Property
- Chain Free
- Potential Investment Student Let
- Good Sized Living Room to Rear Overlooking the Garden
- Three Reception Rooms
- Converted Loft Bedroom
- En-Suite Shower to Main Bedroom & Family Bathroom
- Gas Central Heating with Combination Boiler

4 Bedrooms / 3 Bathrooms / 3 Receptions

£250,000 Offers Over



Summary

Entrance Porch & Hallway

Enter through front door into the extended porch with has space for hanging coats, tiled flooring which follows through into the hallway & kitchen. Door from porch into the hallway, radiator, ceiling light fitting, under stairs cupboard storage & stairs to the first-floor landing. Doors off into the cloakroom, front sitting room, kitchen & dining room.

Downstairs Cloakroom

Downstairs cloakroom consists of low level WC, wash hand basin with two taps, tiled flooring and double glazed window to the side aspect.

Front Sitting Room / Bedroom 5 3.58m (11' 9") x 4.54m (14' 11")

Double glazed bay window to the front aspect, two bookcase alcoves either side of the fireplace, laminate flooring & frosted windows to rear.

Kitchen 2.30m (7' 7") x 3.45m (11' 4")

Fitted with a range of wall, base cupboards & drawers with work surfaces over and counter opening into the dining room. 1 1/2 bowl stainless steel sink unit and drainer, tiled splash-back, integrated oven with wine racks either side, gas hob & extractor over, space for a fridge freezer, integrated dishwasher and plumbing for washing machine, tiled flooring, cupboard spot lights & UPVC double glazed window to the side aspect.

Dining Room 3.19m (10' 6") x 3.38m (11' 1")

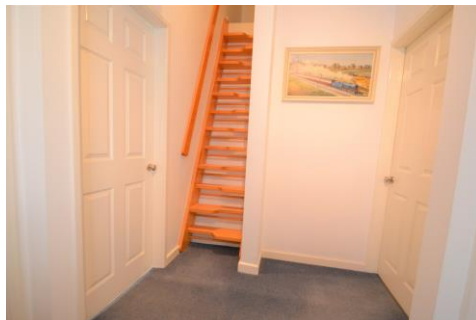
Door into dining room with hatch opening into the kitchen, laminate flooring, radiator, ceiling light fitting & strip ceiling lights, frosted glass door into the rear living room.

Living Room 5.48m (18' 0") x 4.95m (16' 3")

Large rear living space with two sliding patio doors to the rear aspect and two velux windows letting in lots of light, wall mounted fire and space to wall mount TV, spotlights, ceiling light fitting, radiator & carpet.

First Floor Landing

Stairs up to first floor landing with double glazed window to the side aspect, doors off to three bedrooms and family bathroom. Wooden stairs up to the loft bedroom.



Bedroom with En-suite 3.30m (10' 10") x 4.08m (13' 5")

Double glazed window to the rear aspect with garden and field views, ceiling spotlights, radiator, laminate flooring and archway into the en-suite shower room.

En-Suite Shower Room 2.29m (7' 6") x 1.88m (6' 2")

With two-piece suite comprising shower cubicle with mains fed shower, wash hand basin with storage below, low flush enclosed toilet, tiled flooring & walls.

Bedroom 3.58m (11' 9") x 2.52m (8' 3")

Double glazed window to the front aspect with allotment views, alcove with shelving, ceiling spotlights and light fitting, radiator & laminate flooring.

Bedroom 2.18m (7' 2") x 4.08m (13' 5")

Double glazed window to the rear aspect with garden and field views, ceiling light fitting, radiator & laminate flooring.

Family Bathroom 1.90m (6' 3") x 2.52m (8' 3")

Fitted with a three piece suite comprising corner panelled bath with mixer shower head tap, toilet and wash hand basin with mixer tap, towel radiator, airing cupboard housing combination boiler, inset ceiling spot lights, fully tiled flooring and walls. Double glazed frosted window to the front aspect.

Loft Bedroom 5.48m (18' 0") x 5.71m (18' 9")

Accessed via the wooden stairs from the first floor landing up to the loft room. Two velux windows, ceiling light fitting, carpet, storage and views of the garden and fields beyond.

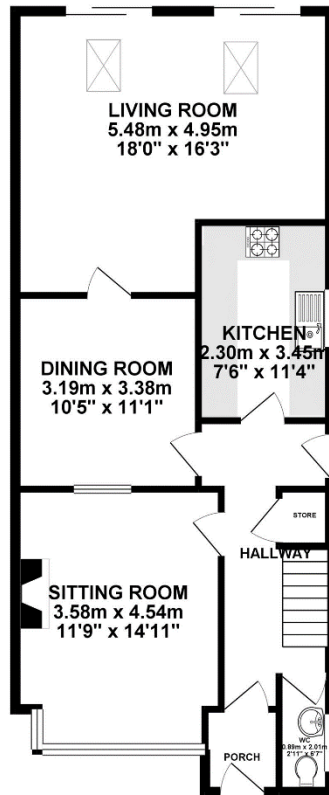
Garden

The large rear garden has been well maintained by the current vendors, accessed by either the side kitchen door or by stepping out of the living room patio doors onto a large paved seating area, the garden is enclosed by fencing either side. The middle of the garden has a pond and lawn with steppingstones down to another seating area, then further down to a workshop and under cover decking area perfect for BBQs in the unpredictable weather.

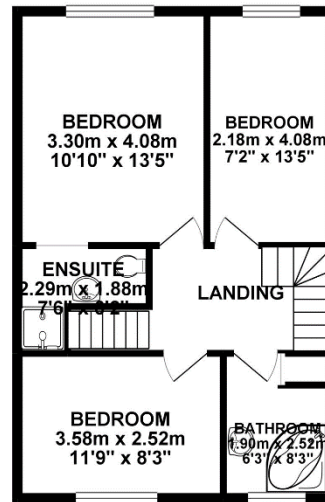


Floorplan

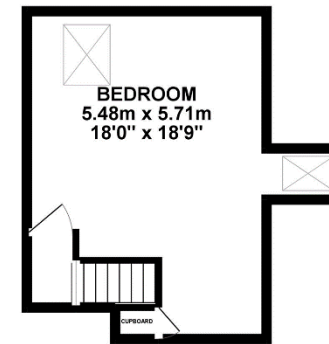
GROUND FLOOR 71.88 sq. m.
(773.71 sq. ft.)



1ST FLOOR 46.50 sq. m.
(500.48 sq. ft.)



2ND FLOOR 24.16 sq. m.
(260.05 sq. ft.)



TOTAL FLOOR AREA : 142.54 sq. m. (1534.24 sq. ft.) approx.

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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