





2 Munnmoore Close, Kegworth, Derby, DE74 2DG

£370,000

- Detached family home
- Master with ensuite
- No onward chain
- Four double bedrooms
- Two car driveway
- Empty possession
- Two reception rooms
- Integrated garage

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2 Munnmoore Close, Derby DE74 2DG

No onward chain A well appointed and spacious four bedroom, detached home, situated in a quiet cul-de-sac in Kegworth. ideal for a family or with the right planning permission a student house share.

4 2 2 C

Council Tax Band: E





Overview

No onward chain This modern 4 bedroom property features an entrance hall, a spacious living room, dining room, kitchen with separate utility room, cloakroom, four generous bedrooms, ensuite, family bathroom, garage and driveway with space for two cars. Detached and with no onward chain and empty possession it would make an excellent family home or buy to let opportunity.

Kegworth is a sought after village in North West Leicestershire, popular with families, commuters and students, creating a friendly community feel amongst all. It offers a great range of local amenities, with shops, pubs, restaurants, local businesses and sporting facilities. The village has easy access to the University of Nottingham's Sutton Bonington Campus, and convenient public transport links to Nottingham, Derby and Leicester. It is located just off the M1, with East Midlands Airport, East Midlands Parkway railway station and Donington Park in close proximity.

Ground Floor:

Kitchen

13'8" x 10'11"

Fully fitted front elevation kitchen with large bay window, featuring a range of white wooden wall and base level units with off white and patterned ceramic tile splashback and granite effect worktop, cream tiled flooring, beige sink and tap, electric fan oven, gas hob and extractor fan.

Utility room

The utility room benefits from fitted storage units and worktop with space for appliances underneath, plumbing for a washing machine, shelving for additional storage cream tiled flooring and a radiator.

Living Room

16'2" x 12'11"

Spacious living room with wood effect flooring, a stone and marble effect fireplace with fitted living flame gas fire, a large window alongside French doors leading to the garden.

Dining Room

8'5" x 12'11"

An additional reception room that can be used as a dining room. Neutral décor with carpet and French doors leading to the garden.

Cloakroom

Useful ground floor cloakroom with a white suite comprising a WC and hand basin.

First Floor:

Master Bedroom & Ensuite

12'0" x 12'0"

Generous front elevation master bedroom with neutral décor, new carpet and fitted wardrobes. The shower room ensuite features a white three piece suite with a shower, WC and basin with white half tiled walls.

Bedroom 2

12'2" x 9'3"

Generous double bedroom, side facing, with carpeted flooring.

Bedroom 3

10'11" x 9'3"

Front facing bedroom with neutral décor and carpeted flooring.

Bedroom 4

11'3" x 7'8"

Side facing bedroom with neutral décor and carpeted flooring.

Bathroom

Family bathroom with three piece suite in white comprising bath with a shower, wash hand basin and WC, half tiled walls, carpet flooring, window to the rear elevation and ladder style towel rail.

Outside

The front of the property features a canopy porch and is surrounded by black iron fencing and a hedge border.

Driveway to the side of the property provides off street car parking, leading to an integral garage with lighting and power.

Fully enclosed garden with gravel patio and two flower beds.











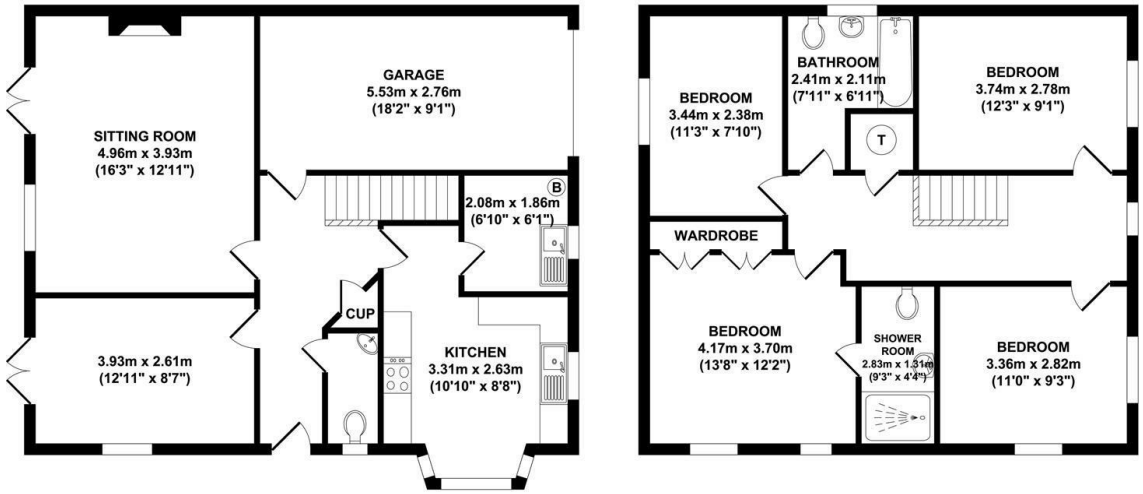








KEY :
T = TANK
B = BOILER



GROUND FLOOR FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



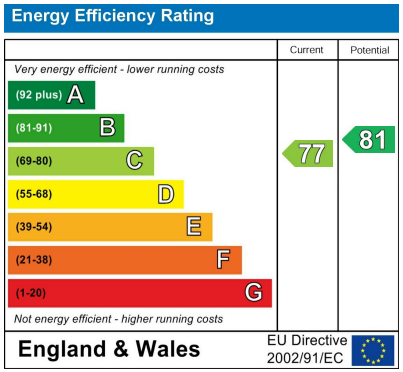
Directions

Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

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