





73 Whatton Road, Kegworth, Derby, DE74 2DT

£268,000

- Semi- Detached
- Spacious open plan kitchen, diner & living space
- Modern finish
- 3 Double bedrooms
- Separate lounge
- Large plot
- 2 Bathrooms
- Conservatory

30 Market Place, Kegworth, Derby, Derbyshire, DE74 2EE
01509 674140

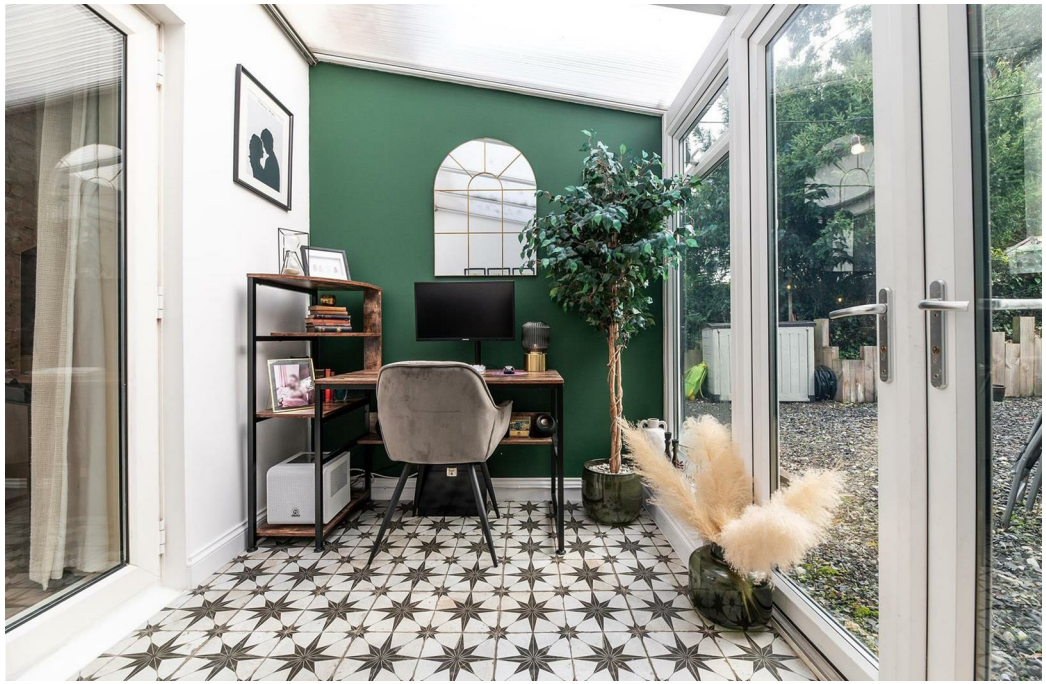
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73 Whatton Road, Derby DE74 2DT

Well-presented three-bedroom semi-detached house offers modern living in the popular village of Kegworth. The property features a modern, spacious kitchen/diner/living with bi-fold doors leading onto the rear landscaped garden, utility room, separate lounge, conservatory, family bathroom plus additional shower room, 3 bedrooms. The rear garden has been designed to be low maintenance. There is gas central heating and double glazing throughout. Perfect for young families or professionals seeking a modern home in a vibrant community, early viewing is highly recommended to appreciate the standard of accommodation on offer.

3 2 1 C

Council Tax Band: B





Overview

This well-presented three-bedroom semi-detached house offers modern living in the popular village of Kegworth. The property features a modern, spacious kitchen/diner/living with bi-fold doors leading onto the rear landscaped garden, utility room, separate lounge, conservatory, family bathroom plus additional shower room and three double bedrooms. The rear garden has been designed to be low maintenance. There is gas central heating, and double glazing throughout. Perfect for young families or professionals seeking a modern home in a vibrant community, early viewing is highly recommended to appreciate the standard of accommodation on offer.

The property is located in the popular village of Kegworth. With excellent transport links, it is within commuting distance of Nottingham, Derby, Leicester and London, with regular trains to St. Pancras from East Midlands Parkway railway station and close to the M1 motorway. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport.

Ground floor:

Kitchen diner

15'2" x 12'1" 13'0" x 9'1"
Modern fitted kitchen with attractive gloss wall and base units, LVT flooring , gas range cooker and double glazed bi-fold doors leading onto the rear garden.

Living room

17'8" x 11'1"
Separate lounge with views to the front elevation, with double glazed windows and French doors to the rear leading into the conservatory.
A feature exposed brick chimney and laminated wood effect flooring.

Conservatory

10'11" x 6'10"
UPVC double glazed conservatory with tiled flooring, overlooking the rear garden.

Utility room

6'3" x 6'0"
The property has the added benefit of a utility room.

Bathroom

6'9" x 6'3"
The family bathroom located on the ground floor includes a modern white suite, electric shower over the bath and a LVT floor.

First floor:

Bedroom 1

13'1" x 11'9"
Spacious double bedroom with built in wardrobes, laminated wood effect flooring and double glazing. Views over the front elevation.

Bedroom 2

11'5" x 9'11"
Double bedroom with carpeted floors, double glazing and views to the front elevation.

Bedroom 3

11'5" x 7'1"
Double bedroom with carpeted floors, double glazing and views to the rear elevation.

Shower room

11'5" x 4'9"
Modern bright shower room on the first floor to the rear of the property with

double walk in shower, tiled flooring, 2 double glazed windows, fitted vanity sink and toilet.

Outside

The property is situated on a generous plot set back from the road with gardens to the front and rear.

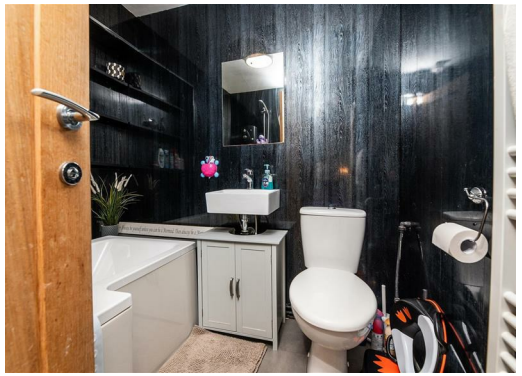








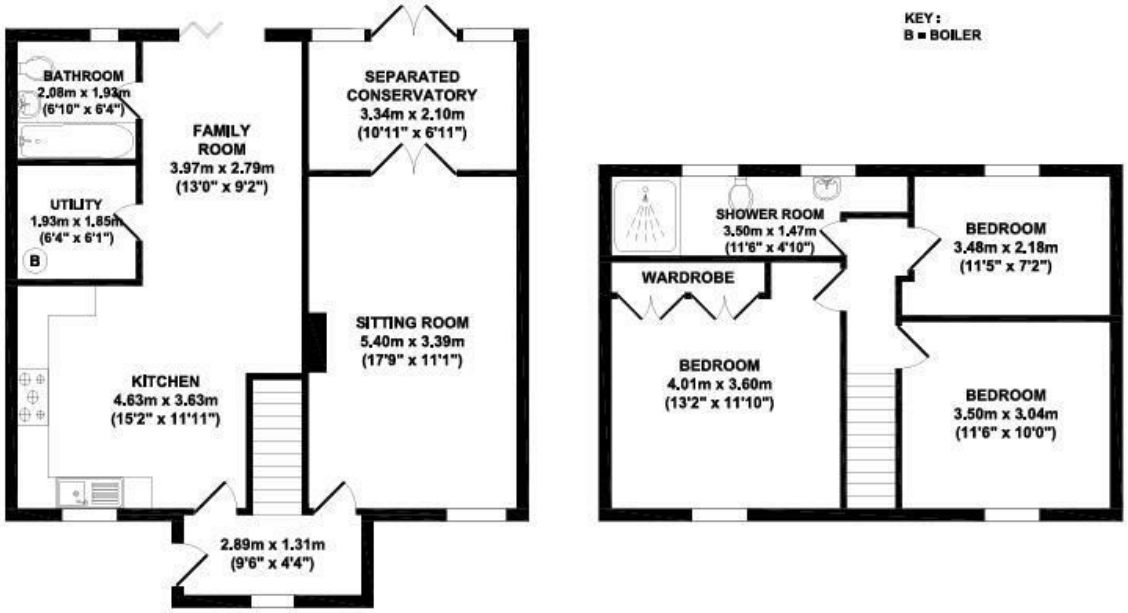












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



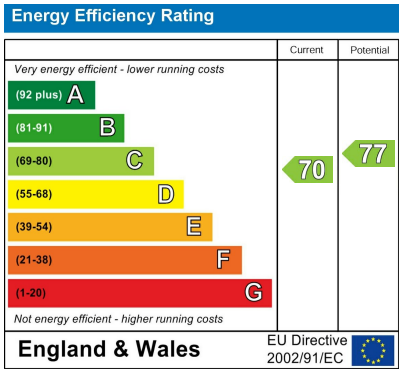
Directions

Viewings

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

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