



Howard Drive, Kegworth

welcome to

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WOW! William H Brown welcome to the market this beautifully presented detached home featuring a modern open-plan kitchen/dining area, utility room, lounge, dining room, study, ground floor w/c, FOUR bedrooms, master en suite, family bathroom, driveway, garage and a rear garden! CALL NOW!

Entrance

Entering the property through a recently fitted upvc front door leads you into the hallway with doors leading off to the lounge, dining room, study, ground floor w.c and kitchen. The hallway has a central staircase leading up to the first floor, tiled flooring, a vertical style radiator, a security alarm system, frosted double glazed windows to the front elevation and a useful understairs cupboard ideal for extra storage space.

Study

8' 6" x 7' 8" (2.59m x 2.34m)

The study room has a double-glazed bay fronted window, carpeted flooring and a recently refitted radiator.

Lounge

14' 9" x 11' 6" (4.50m x 3.51m)

The lounge has a double-glazed window to the rear elevation, carpeted flooring, television aerial point and a recently refitted radiator.

Kitchen

17' x 16' 3" (5.18m x 4.95m)

A stylish open-plan kitchen fitted with modern wall and base units with tiled splashback and fitted with a range of integrated appliances such as a dishwasher, a hot water/filter tap, induction hob with a stainless-steel cooker hood above & a double oven. Additionally, there is a one and a half bowl sink drainer with a swan neck style tap, space for a fridge/freezer, two skylight windows, spot lights to ceiling, tiled flooring, two double glazed windows to the rear elevation, patio doors leading out to the rear garden, two recently refitted radiators and a door leading through to the utility room.

Utility Room

6' 9" x 6' 2" (2.06m x 1.88m)

The utility room has fitted units with one of the units housing the boiler, tiled splashbacks, a stainless-steel sink with drainer, plumbing for a washing machine, tiled flooring, a radiator and a recently refitted upside door leading out to the driveway.

Ground Floor Wc

The ground floor wc is fitted a two-piece suite comprising a low-level WC and a pedestal wash hand basin. The ground floor w/c has partially tiled walls, tiled flooring and a radiator.





Dining Room

10' 3" x 8' 2" (3.12m x 2.49m)

The dining room has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

First Floor Landing

The first-floor landing has carpeted stairs rising from the ground floor, a radiator and doors to all first-floor rooms and a useful storage cupboard housing the water tank. The loft hatch is located on the landing and is partially boarded with power and light and a pull-down loft ladder.

Bedroom One

13' 2" x 11' 9" (4.01m x 3.58m)

Bedroom one is a well-appointed main bedroom featuring Hammonds range fitted wardrobes and access to a modern en-suite, with carpeted flooring, a recently refitted radiator and a double-glazed window to the front elevation.

Ensuite

The en suite comprises of a three-piece suite comprising a walk-through shower with a glass sliding door, a pedestal wash hand basin and a low-level WC. There is a frosted double-glazed window to the front elevation, spotlights to ceiling, chrome heated towel rail and is fully tiled.

Bedroom Two

13' 3" x 10' 3" (4.04m x 3.12m)

Bedroom two has carpeted flooring, a double-glazed window to the front elevation and a radiator.



Bedroom Three

12' 7" x 10' 1" (3.84m x 3.07m)

Bedroom three has a double-glazed window to the rear elevation, fitted Hammonds range wardrobes, carpeted flooring and a recently refitted radiator.

Bedroom Four

9' 9" x 9' 6" (2.97m x 2.90m)

Bedroom four has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom has a contemporary feel and is fitted with a three-piece suite comprising a panelled bath with mixer taps, his and hers wash hand basins set within a vanity unit and a low-level WC. Additionally, there is a recently refitted heated towel rail and a frosted upvc double glazed window to the rear elevation, spotlights to ceiling, tiled flooring and partially tiled walls.

Outside

To the front of the property there is a tandem style driveway providing ample off-road parking with access to a larger than average garage via an up and over door and a power point to the side of the property. To the front there is a gravelled area with a pathway leading to the front door. The rear garden has been beautifully landscaped with artificial lawn and stone paving surrounding the lawn to create a patio space. There are raised flower borders with a range of well-established plants, two power points, side door leading through to the garage and a recently fitted out building at the side of the property offering power and light and ideal for storage.



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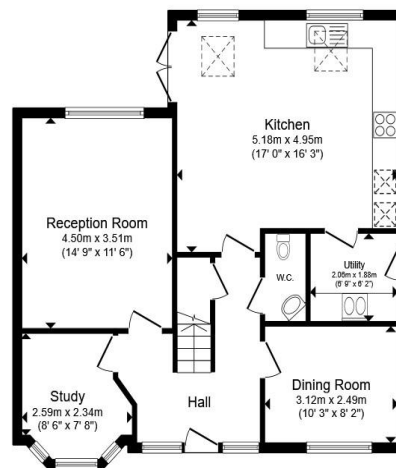
Howard Drive, Kegworth Derby

- DETACHED HOME
- MODERN KITCHEN WITH SEPARATE UTILITY
- THREE RECEPTION ROOMS
- FOUR WELL-PROPORTIONED BEDROOMS
- GROUND FLOOR WC & MASTER EN SUITE

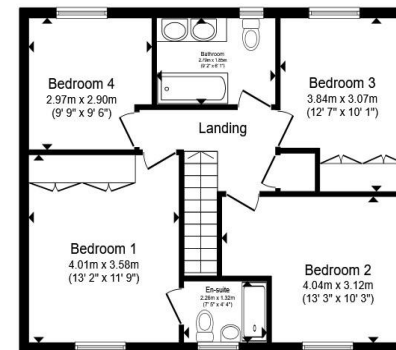
Tenure: Freehold EPC Rating: B

Council Tax Band: E

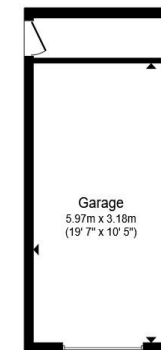
£420,000



Ground Floor



First Floor



Outbuilding

Total floor area 159.3 m² (1,714 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LBH115836 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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