



## 73 Whatton Road Kegworth, Derby, DE74 2DT

Three Double Bedrooms... Semi Detached... Rural Location... Large Plot... Spacious Home... Open Plan Kitchen Diner... Ground Floor Bathroom... First Floor Wet Room... PVCu double glazed... Gas Central Heating... Close to Village Centre, East Midlands Parkway Train Station, East Midlands Airport and the motorway network. A viewing is highly recommended to fully appreciate the location and space that this beautiful property has to offer.

Nestled on a larger than average plot set back on a hill, this property has been well maintained and is a loving family home. It also has great potential to further extend and improve! (subject to local planning regulations) With good schools, fabulous amenities, village centre and train station all within walking distance. For those that are in the travel or airline industry, East Midlands Airport is just a short drive away.

The entrance hallway is a lovely welcome to this impressive semi detached family home. Off the hallway is a great sized lounge area with feature fireplace and a conservatory to the rear garden aspect. To the other side of the property there is an open plan kitchen dining room providing ample room for that family get together around the table (when we can!) Just off the kitchen is a modern bathroom with shower over bath and a separate utility room that houses the newly installed Baxi gas central heating boiler and space with plumbing for a washing machine and tumble dryer.

**Offers In The Region Of £230,000**

# 73 Whatton Road

Kegworth, Derby, DE74 2DT



- Kegworth Village
- Bi-Fold Doors to Garden
- Large Kitchen Diner
- Three Double Bedrooms
- Extended Semi Detached Property
- Ground Floor Bathroom
- Garden Patio & Further Artificial Grassed Area
- First Floor Wet Room
- Close To East Midlands Parkway & East Midlands Airport
- Conservatory

## Front Garden

## Entrance Hallway

9'5" x 3'4" (2.88 x 1.03)

## Lounge

18'0" x 11'5" (5.50 x 3.49)

## Conservatory

7'2" x 10'9" (2.19 x 3.28)

## Open Plan Kitchen Diner

26'10" x 15'1" (8.20 x 4.62)

## Utility Room

6'1" x 5'11" (1.87 x 1.82)

## Ground Floor Bathroom

6'2" x 6'9" (1.89 x 2.08)

## Master Bedroom

13'1" x 11'10" (4.01 x 3.61)

## Bedroom Two

10'0" x 11'5" (3.05 x 3.50)

## Bedroom Three

11'10" x 7'2" (3.62 x 2.19)

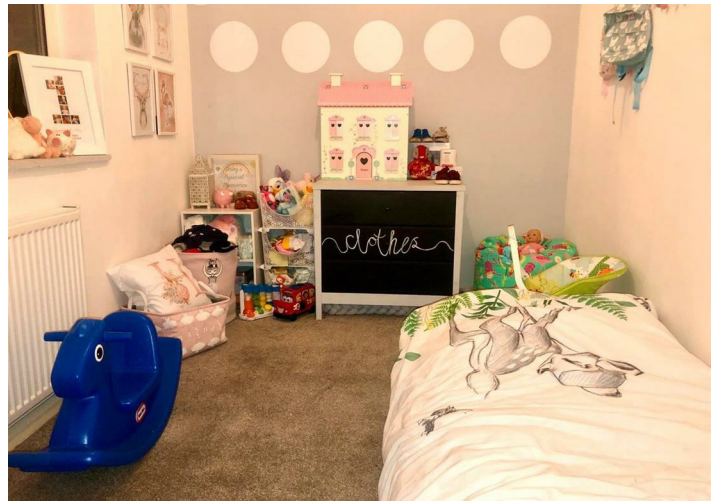
## Wet Room

11'0" x 5'5" (3.36 x 1.66)

## Rear Garden

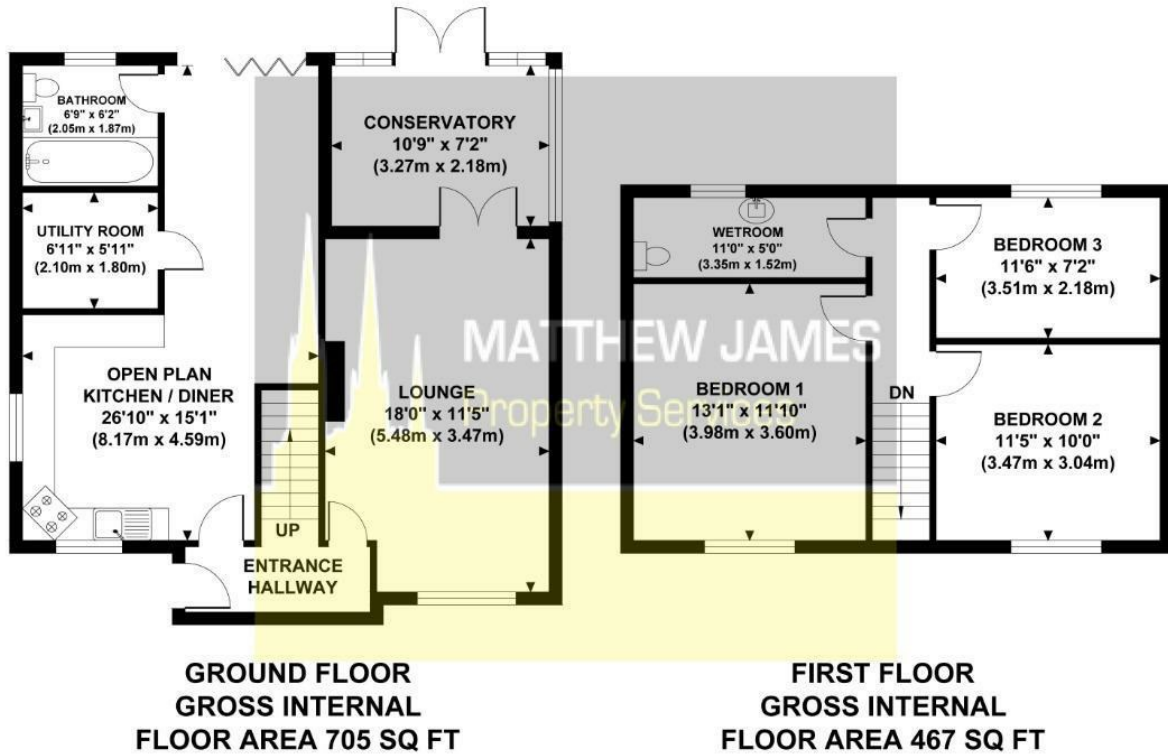


[Directions](#)



## WHATTON ROAD

Approximate Gross Internal Area 1173 sq ft / 109.0 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key: energy efficient - lower running costs</p> <p>83</p>	<p>59</p>	<p>80</p>	<p>51</p>
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	

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