



94 Huffer Road  
Kegworth, Kegworth, DE74 2XU

£265,000



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### Front Aspect

To the front of the property there is a double driveway with parking for 2 vehicles.

### Entrance Hallway

Entrance via a composite front door, radiator, amtico flooring, door leading to:

### Downstairs W/C

2'10 x 6'6 (0.86m x 1.98m)

Low level W/C, pedestal sink, extractor fan, radiator, amtico flooring.

### Open Plan Kitchen/ Diner / Lounge

16'6 x 26 (5.03m x 7.92m)

Indesit oven, Indesit four ringed gas hob, over head extractor fan, integrated dishwasher, integrated washing machine, integrated fridge/freezer, two radiators, window to front elevation, patio doors leading to rear garden, amtico flooring

### Stairs Leading To First Floor

### Bedroom One

9'2 x 12'6 (2.79m x 3.81m)

Fitted wardrobes with shelves and hanging rails, radiator, window to rear, carpeted flooring

### En-Suite

4'9 x 7'4 (1.45m x 2.24m)

Low level W/C, enclosed shower with tiled walls, pedestal hand basin, shaver point, extractor fan, heated chrome towel rail, vinyl flooring

### Bedroom Two

9'2 x 12'6 (2.79m x 3.81m)

Window to front elevation, radiator, carpeted flooring

### Bedroom Three

7'4 x 10'4 (2.24m x 3.15m)

Window to rear elevation, radiator, carpeted flooring

### Family Bathroom

7'4 x 6'6 (2.24m x 1.98m)

Low level W/C, pedestal hand basin, bath with overhead shower, shaver point, extractor fan, chrome heated towel rail, half tiled walls, LVT flooring

### Rear Garden

A private East facing garden which has been landscaped with porcelain tiles, established shrubbery

### MONEY LAUNDERING REGULATIONS - MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## Road Map



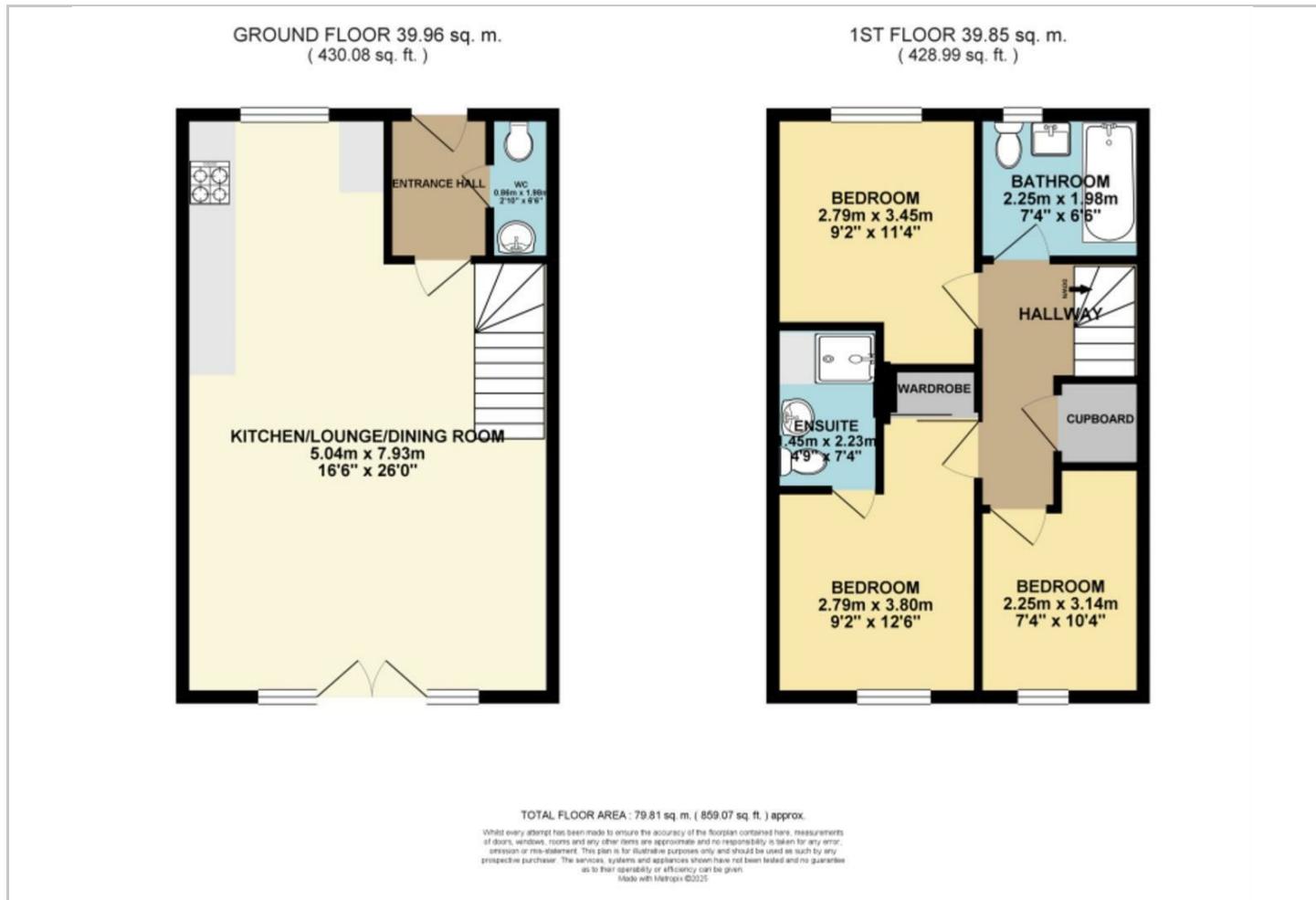
## Hybrid Map



## Terrain Map



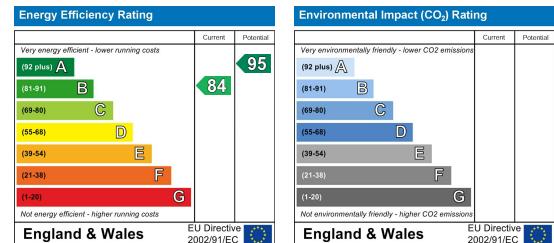
## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.