



Sinclair

108 Whatton Road, Kegworth, Leicestershire, DE74 2DT

Guide Price £165,000

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Property at a glance

- Generous Corner Plot
- Bespoke 1960's design
- Superb Potential
- Council Tax Band*: D
- No Upward Chain
- Modernisation Required
- Driveway and Garaging
- Price: £165,000

Overview

For sale on 29 January 2026

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

The auction will commence at 09:00.

An individual, architect designed bungalow occupying a generously proportioned and private corner plot which dates back to the 1960s.

Situated in a highly regarded location within Kegworth and offering great transport links and a good range of amenities within the village centre.

Although requiring some modernisation the plot and property offers excellent scope for renovation and modernisation. There is some cracking and movement to a small extension to the rear lobby. The plot size offers scope for extension/development (subject

Location**

Lying on the river soar, the village of Kegworth is set within North West Leicestershire and hosts a range of everyday amenities including doctors and dentist surgeries, a butchers, bakers and supermarket, as well as a local primary school. There is the option to be part of the local community which enjoys a number of clubs and activities, restaurants, public houses and takeaways. The network of transport links includes the M1, A6 and A453 which makes the major centres of Nottingham, Derby and Leicester accessible, the East Midlands Parkway, which is set off of the A453 enjoys direct routes to London St Pancras. Nearest Airport: East Midlands (2.6 miles). Nearest Train Station: East Midlands Parkway (3 miles). Nearest Town/City: Loughborough (6.5 miles). Nearest Motorway Access: M1 (J24)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

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uPVC double glazed door through to the entrance lobby.

Entrance Lobby

8'6 x 6' (2.59m x 1.83m)

uPVC double glazed opaque glass window, radiator and door accessing the living room.

Living Room

17'11 x 11'3 (front of chimney breast) (5.46m x 3.43m (front of chimney breast))

Has an exposed brick chimney breast with inset gas fed fire (not connected) and hearth, uPVC double glazed picture windows overlooking the covered courtyard patio area, two radiators, door accessing an inner hallway and arched access to the dining room.

Dining Room

11'11 x 10'2 (3.63m x 3.10m)

uPVC double glazed bow window and uPVC double glazed picture window overlooking the covered courtyard patio area.

Inner Hallway

Gives way to the breakfast kitchen, bathroom and steps to a lower landing accessing three bedrooms.

Breakfast Kitchen

12'11 x 9'5 (3.94m x 2.87m)

Kitchen has a double sink unit, units to the wall and base, tiled work surfaces, gas hob, space for a tall standing fridge freezer, radiator, plumbing for dishwasher, uPVC double glazed windows to two elevations and cupboard housing a combination gas fed boiler.

Bathroom

Bathroom is fitted with a four piece suite comprising corner panel bath with shower over, separate shower cubicle, low flush WC, pedestal wash hand basin, built in storage cupboard, two uPVC double glazed opaque glass windows and heated chrome towel rail.

Bedroom One

11'9 x 10'7 (3.58m x 3.23m)

uPVC double glazed windows to two elevations, fitted bedroom furniture and radiator.

Bedroom Two

11'11 x 7'10 (front of wardrobe/cupboard) (3.63m x 2.39m (front of wardrobe/cupboard))

uPVC double glazed window, radiator, fitted bedroom furniture.

Bedroom Three

9'5 x 8 (2.87m x 2.44m)

uPVC double glazed window, radiator.

Outside

The property occupies a generously proportioned and private corner plot with a driveway providing off road car standing which in turn leads to the garage and iron double ornate gates accessing the property and plot and additional parking if required.

The main garden is laid mainly to lawn with a variety of mature plants, shrubs and trees and accesses a double pitch side courtyard patio seating area for the property. The lawned gardens continue round to the rear of the property. There is an additional side entrance door which in turn accesses a utility cupboard with plumbing for washing machine, a personal access door through to the garage.

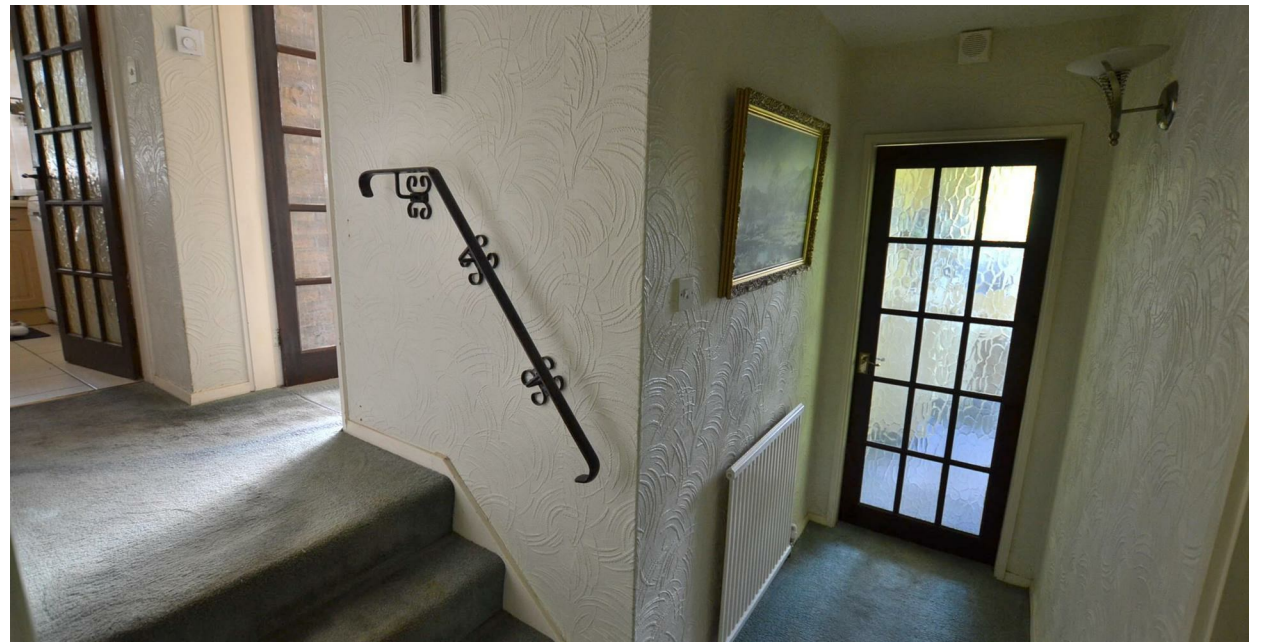
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

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Tenure - We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

For a free valuation of your property with no obligation
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