



14-16 Wisteria Cottage, Derby Road, Kegworth DE742EN

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Property at a glance:

- Charming cottage
- Three bedrooms
- Two reception rooms
- Kitchen and utility room
- Double glazing and central heating
- Vaulted cellar
- Spacious accommodation
- Gardens to rear
- On street parking

£189,950 Freehold



A charming cottage home situated handily for village amenities in this popular location which offers a good range of facilities alongside excellent travel links and with surprisingly spacious accommodation including three bedrooms and bathroom on the first floor and two reception rooms alongside a kitchen and utility room on the ground floor. The living spaces are double glazed and heated by a modern boiler and additional character comes from a vaulted cellar. Gardens to the rear and on street parking to the front complete the property which is priced to sell!

GENERAL INFORMATION

Kegworth is a highly regarded residential village which is ideally located for access to the University town of Loughborough, Nottingham, Leicester and Derby. Access to the M1 and M42/M6 motorway and the East Midlands Airport is via junctions 24/23A. Local shopping is on hand as is the village primary school, doctors surgery and nearby is the Sutton Bonington Campus of Bioscience and veterinary medicine at Nottingham University.

EPC RATING

An EPC assessment has been carried out on this property with the resulting rating D. For a copy of the full report visit www.EPCRegister.com and search using the postcode of the property.



FRONTAGE

The property enjoys a shallow forecourt garden and is set back from the road behind planting which runs across the full width with *Wysteria* climbing across the front elevation and a pathway to the front entrance door.

RECEPTION/DINING ROOM

3.60m x 2.97m (11' 10" x 9' 9") With terracotta tiled floor, built in cupboard housing the property's utility installations, multi panelled timber door and UPVC double glazed leaded light window to the front elevation, exposed ceiling beam, wall mounted consumer unit and latch/brace doors leading off to the kitchen and lounge, two wall light points, central heating radiator.

LOUNGE

3.66m x 3.19m (12' 0" x 10' 6") Having open feature



fireplace with cast iron surround and slate hearth, shelving to side, exposed ceiling beam, wall light points and UPVC double glazed leaded light bow window with deep sill to the front elevation with radiator beneath.

KITCHEN

3.56m x 3.07m (11' 8" x 10' 1") With medium oak fronted units and contrasting work-surfaces plus tiling, in-built oven and four ring gas hob with extractor, polycarbonate sink with drainer and mixer, access to cellar staircase leading down to a vaulted cellar beneath the kitchen, central heating radiator, laminate flooring and UPVC double glazed leaded light window and door to the side and rear elevations, exposed ceiling beam, strip light and open doorway with staircase rising to the first floor with a latch and brace

door at the rear of the room leading to:

UTILITY ROOM

2.44m x 1.75m (8' 0" x 5' 9") Housing the recently replaced modern Worcester combi boiler and having a dual aspect with UPVC double glazed leaded light windows to rear and side elevations, fitted work-surface with space beneath for three appliances and additional standing space for an upright fridge/freezer, ceiling light point.

FIRST FLOOR LANDING

The landing is on a split level with a change in level denoting the junction between the former numbers 14 and 16. There are two pendant light points, a loft access

hatch to the roof area above and doors give access off to three bedrooms and the bathroom.

MASTER BEDROOM

2.79m x 2.69m (9' 2" x 8' 10") With built in double wardrobe having sliding mirror finish doors, pendant light point, central heating radiator and UPVC double glazed leaded light window to the front elevation.

BEDROOM TWO

3.17m x 2.68m (10' 5" x 8' 10") An irregular shaped room with storage spanning one entire wall, ceiling light point, central heating radiator and UPVC double glazed leaded light window to the front elevation.

BEDROOM THREE

3.10m x 2.34m (10' 2" x 7' 8") A good sized third bedroom capable of accommodating a small double bed with built in storage over the stairwell and with UPVC double glazed leaded light window to the rear elevation, central heating radiator and ceiling light point.

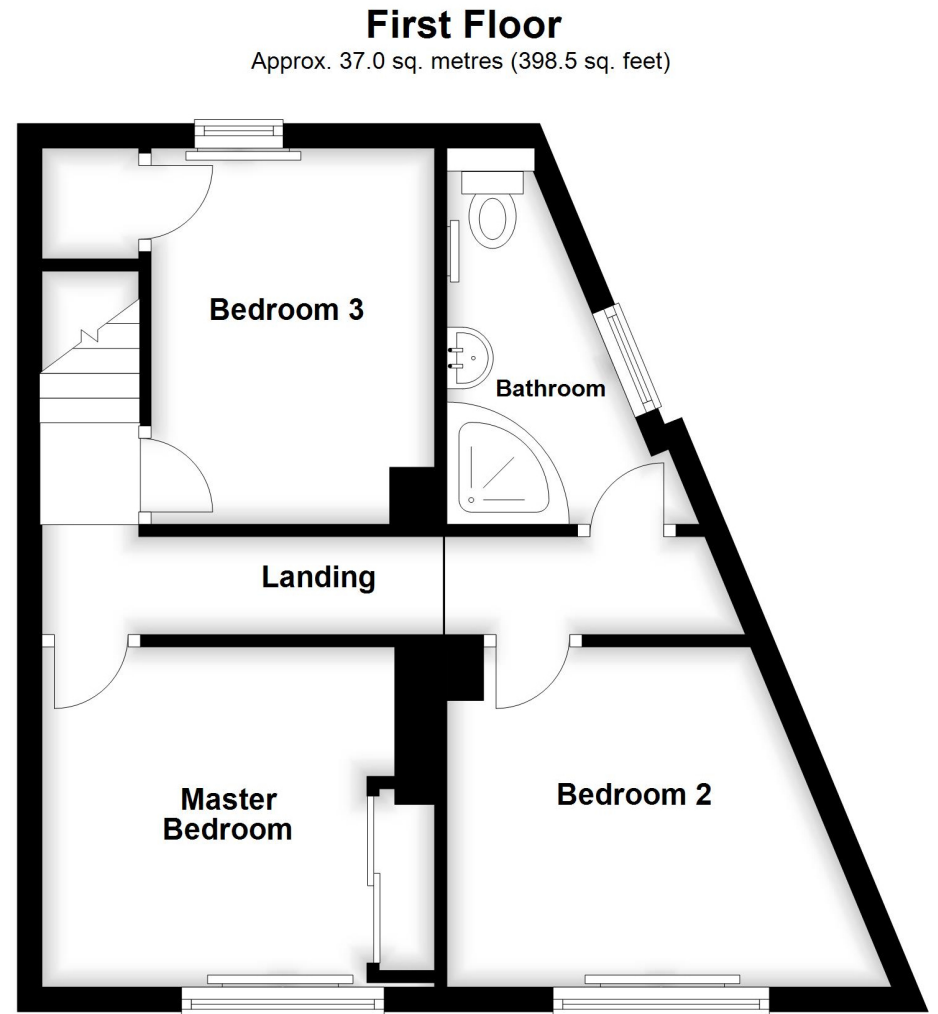
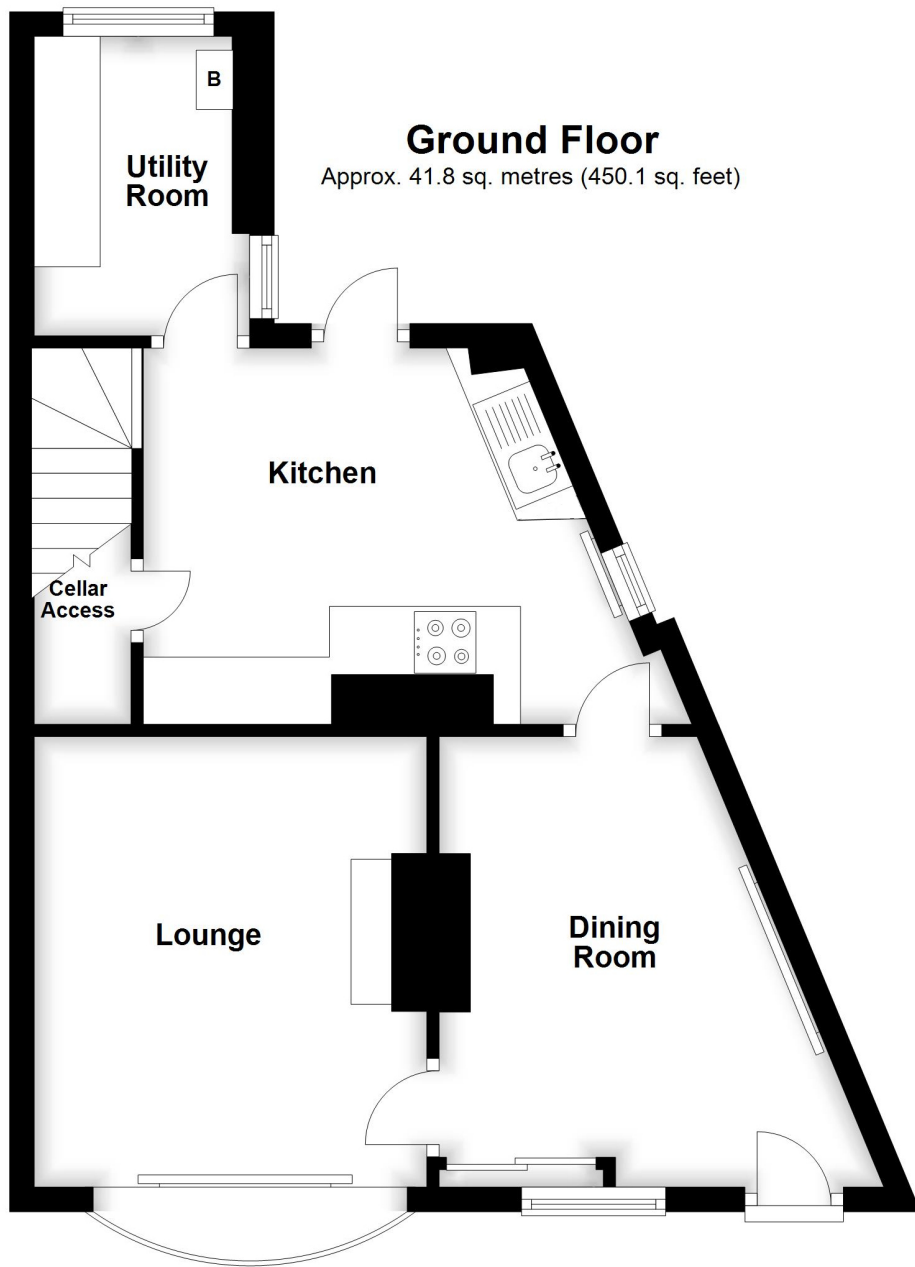
BATHROOM

2.96m x 1.35m (9' 9" x 4' 5") With a compact corner bath with seat, Mira Excel thermostatic shower unit, full height tiling, pedestal wash basin with tiling and close coupled WC, ceiling light point, central heating radiator, obscure UPVC double glazed leaded light window to the side elevation.

REAR GARDEN

The rear garden is a good size without being overly difficult to manage and is mainly laid to paving with bedding areas to either side. To the rear of the plot, a fairly steep shared entryway with wrought iron access gates leads onto Burough Street which runs adjacent to the property. Parking is available by way of an unlimited (time) parking bay on street to the front elevation.





IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



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