

Sideley, Kegworth, Derbyshire, DE74 2FJ
£440,000





The Dorking is a spacious and flexible four double bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom have en suite bathrooms and two further double bedrooms share a bathroom. The Dorking also includes a garage and ample driveway parking.

KEY FEATURES

- 10 year NHBC warranty
- Built-in wardrobe to bedroom 1
- En suite to two bedrooms
- Four double bedrooms
- Open plan kitchen /dining / family area ideal for entertaining
- Plenty of storage
- Separate living room
- Utility room

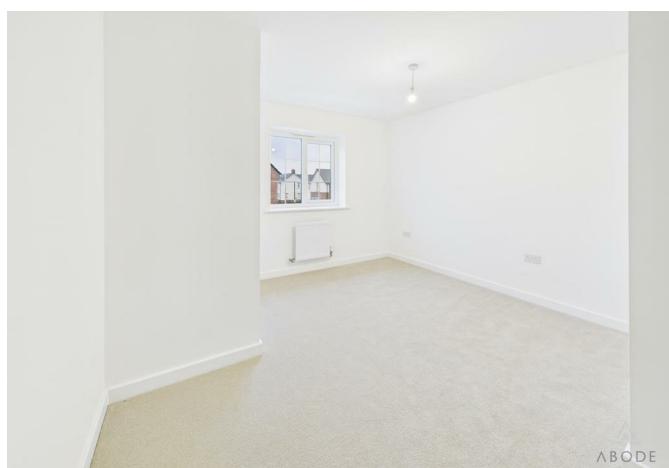


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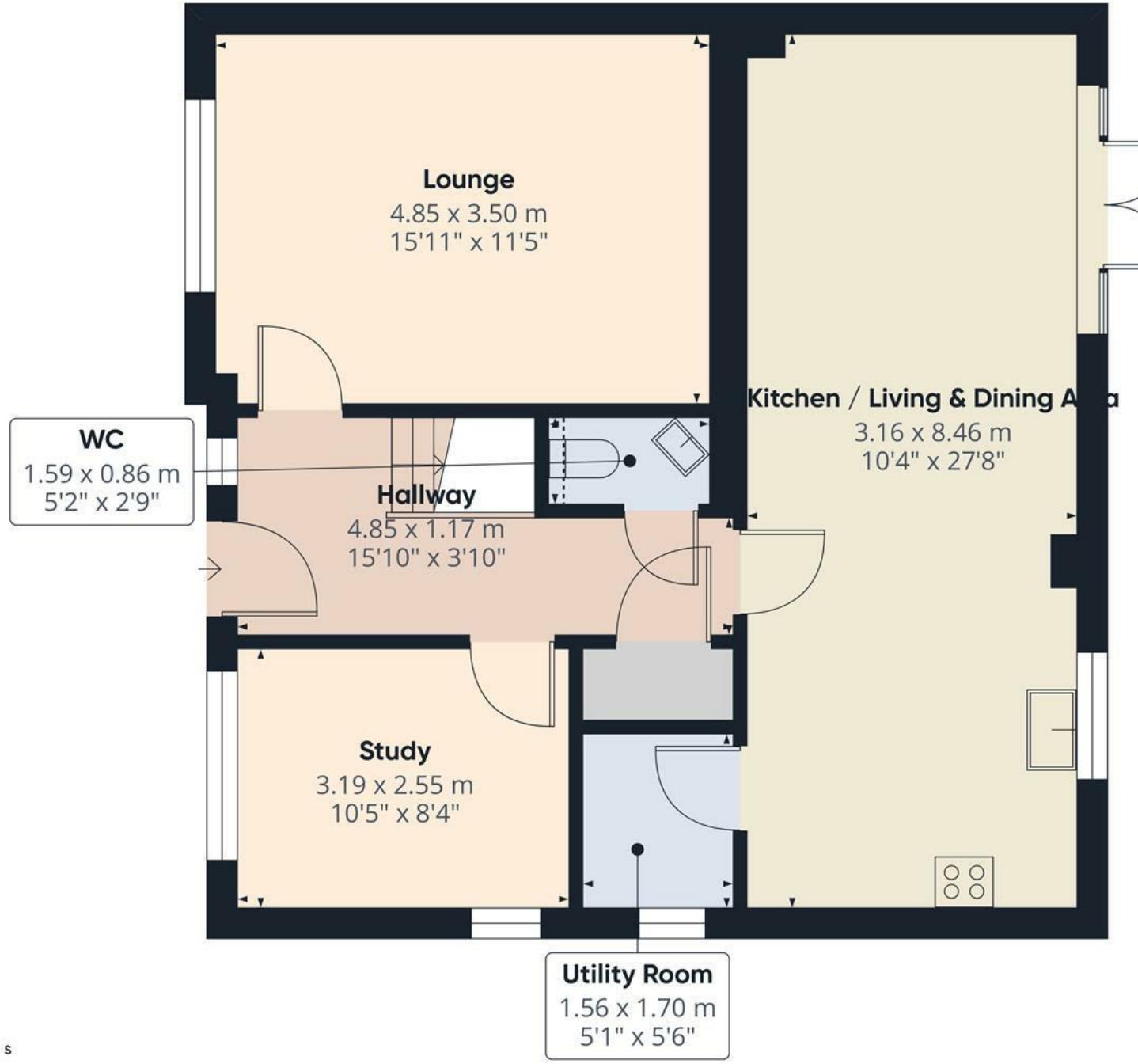
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Approximate total area⁽¹⁾

65.9 m²
710 ft²

Reduced headroom
0.1 m²
1 ft²

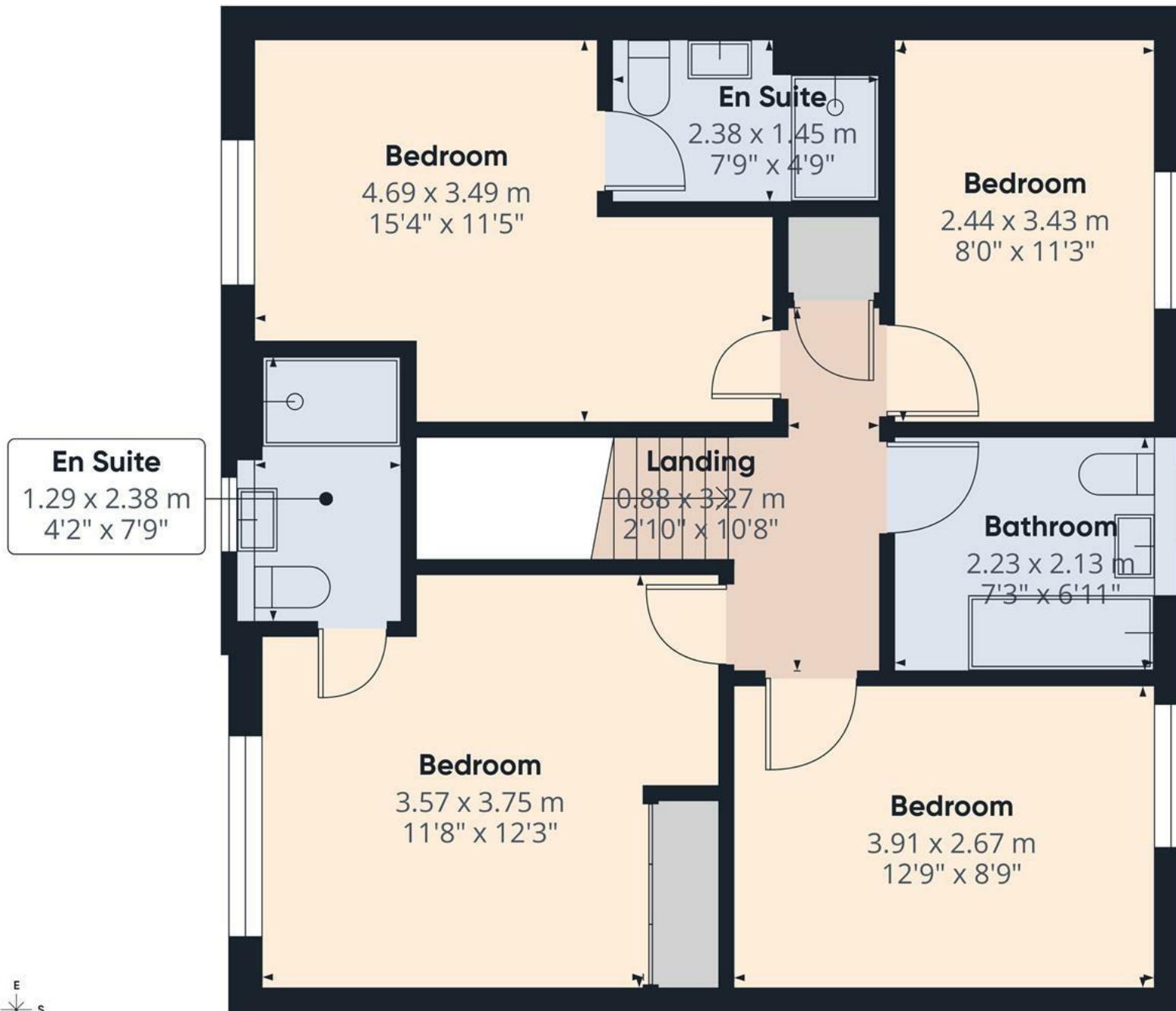
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

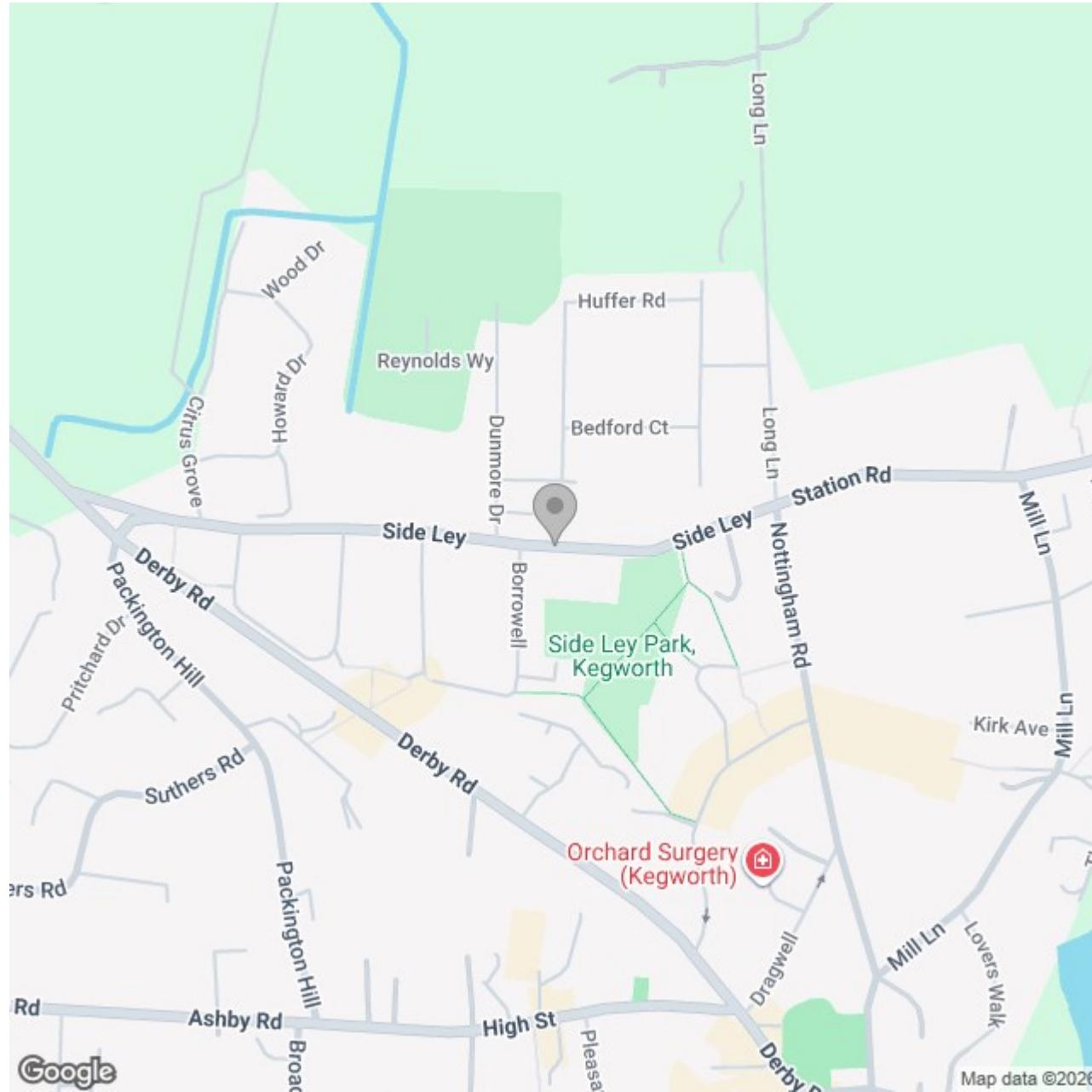
61.5 m²

661 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

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