

Holderr

A Modern Estate Agent



2 Oldershaw Avenue

Kegworth, Derby, DE74 2DR

Guide price £300,000



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This newly renovated house on Oldershaw Avenue is now available with no chain, making it an attractive option for first time buyers, professional couples, or families. The property boasts a spacious interior and a large garden, offering plenty of potential for future expansion.

Situated in a highly sought after location, the house is conveniently close to a variety of amenities such as a Co-Op, post office, local pubs, restaurants, and Kegworth Primary School. With easy access to public transport through regular bus services, as well as proximity to major commuter routes including the M1, M42, A453, and A6, this property is ideal for those who need to commute regularly.

Inside, the house features three double bedrooms, a family bathroom, a lounge, large living kitchen, and wc / utility area. The exterior offers a very spacious rear and side garden, with potential to create a driveway with planning permission, planning permission is currently being applied for to allow a dropped kerb.

Upon entering the property via the entrance hallway, this provides access onto all ground floor accommodation and stairwell rising to first floor. The heart of this home is the stunning living kitchen which makes a great space for all the family to enjoy and has large bi-folding doors to the rear garden. The Kitchen is fitted with an array of units, inset sink and drainer with boiling water tap, space for an American fridge freezer, range master cooker and dishwasher. Leading from this space is a utility room

complete with w/c.

Providing further living space is the Lounge which is complete with a focal fireplace, fitted storage and dual aspect windows to front and rear elevation.

Ascend onto the first floor and you will find three double bedrooms and the family bathroom. The family bathroom has been fitted with a new suite comprising of a bath with shower over, low flush w/c and wash hand basin.

To the outside the property is set in a tucked away cul-de-sac position and is on a generous plot. The rear garden is mainly laid to lawn with a large patio area and storage shed.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Lounge
3.57 x 5.41m
11'9" x 17'9"

Living Kitchen
4.69 x 8.05m
15'5" x 26'5"

WC / Utility Room

Entrance Hall

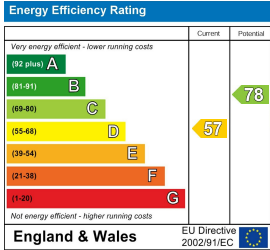
Oldershaw Avenue, Kegworth
Internal Square Footage: 1044 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 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.