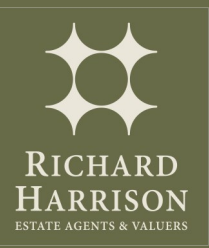




Frederick Avenue | | Kegworth | DE74 2FN

Asking price £269,950



Frederick Avenue |
Kegworth | DE74 2FN
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Offering outstanding potential, a detached property set on a particularly wide plot, at the heart of this bustling and popular location. An ideal downsize property or alternatively a potential investment, with flexible accommodation including 3/4 bedrooms, kitchen and an open plan living/dining room. There is a separate shower room and w/c, detached single garage, driveway and well maintained gardens. The property is offered with no upward chain.

- Detached Dormer Property
- Open Plan Living/Dining Room
- Separate Shower Room and W/c
- Wide Garden Plot
- Ideal Potential Buy-2-Let
- Three/Four Bedrooms
- Modern Kitchen
- Garage and Driveway
- Offering Further Potential
- No Upward Chain

Entrance Hall

A spacious hall with glazed front door.

Bedroom 1

A large double bedroom with bay window to the front and a modern fitted sliding door wardrobe.

Bedroom 2

A large double bedroom with window to the rear. Fitted wardrobes and a staircase leading to -

Bedroom 3

A large dormer bedroom, with window to the front.



"An outstanding opportunity"



Lounge/Bedroom 4

Currently used as a separate lounge, with feature fireplace, window to the front and side. This room offers potential as a fourth letting bedroom to a buy-2-let investor.

W/c

With a low level flush w/c and wash hand basin. Window to the rear.

Shower Room

Fitted with a modern suite comprising vanity wash hand basin and double shower cubicle with electric shower. Window to the rear.

Kitchen

Fitted with a range of modern wall and base mounted units, incorporating integrated electric oven and gas hob. There is access to a pantry with a window to the rear. This kitchen is open plan to -

Living/Dining Room

A large open plan room with windows and doors to the front and rear. There is also access to a utility cupboard where there is space for a washing machine. There is also a wall mounted gas central heating boiler.

Outside

Set on a particularly wide plot with gated driveway leading to a detached single garage, well maintained lawns and borders, with a hardstanding pathway around the rear of the property. The garden is set to the front and side of the property and offers space for additional parking or extensions, subject to any necessary permissions.

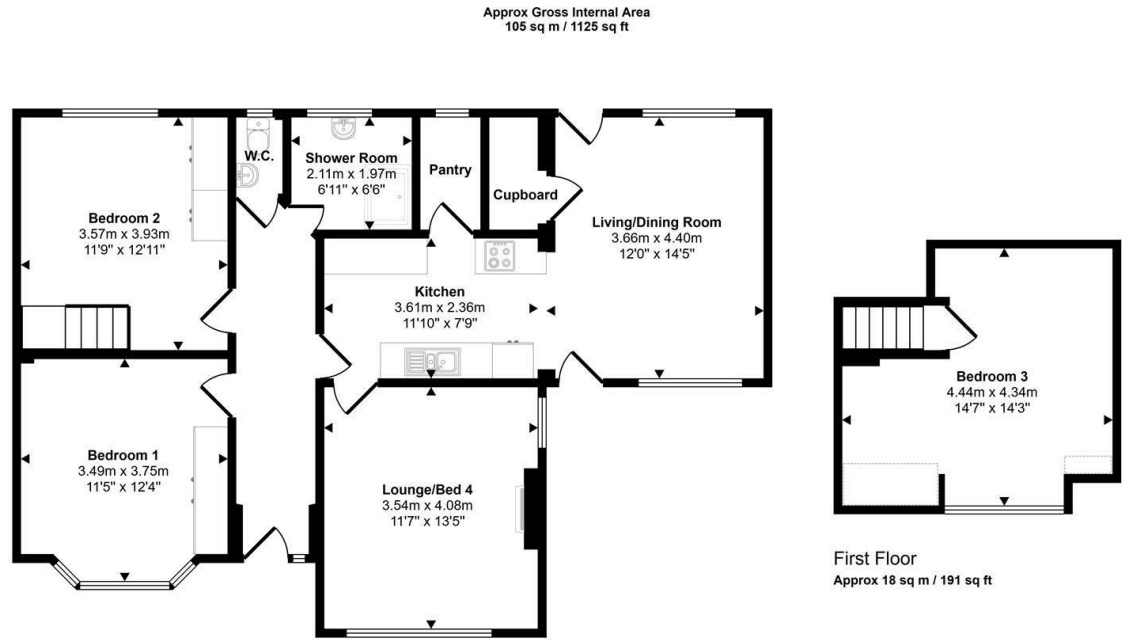
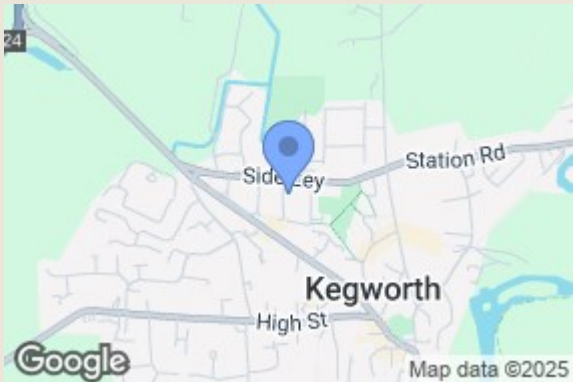
The Area

The village of Kegworth is set within North West Leicestershire and has a number of amenities including doctors and dentist, a butchers, bakers and supermarket, as well as a local primary school. There are also a number of restaurants, pubs and takeaways. Nearby transport links includes the M1, A6 and A453, East Midlands Parkway train station 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)

Extra Information

To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Ground Floor
Approx 87 sq m / 935 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) 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	

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