



Nottingham Road, Kegworth

welcome to

Nottingham Road, Kegworth

NO ONWARD CHAIN! An exciting opportunity to own a and extended terraced house in the popular village of Kegworth. Internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance

Entrance to the property is via a upvc double glazed front door into the living room.

Lounge

The lounge has a upvc double glazed window to the front elevation, laminate flooring, coal effect open fireplace with brick surround, original beams and a door to the dining room.

Dining Room

11' 6" x 8' 9" (3.51m x 2.67m)

The dining room has a cast iron feature fireplace, laminate flooring, stairs rising to the first floor, access to the kitchen and a radiator

Kitchen

11' 6" x 8' 6" (3.51m x 2.59m)

The kitchen is fitted with a range of base and wall mounted units, upvc double glazed window to the rear elevation and a upvc door the rear garden, quarry tiled flooring, a radiator, stainless steel sink with drainer, gas hob, gas oven and original beams.

Utility Room

7' 4" x 5' 2" (2.24m x 1.57m)

The utility room has space and plumbing for a washing machine, space for a fridge freezer and houses the boiler.

First Floor Landing

The first-floor landing has stairs rising from the ground floor and stairs rising to the second floor.

Bedroom One

11' 9" x 12' 1" (3.58m x 3.68m)

Bedroom one has carpeted flooring, a upvc double glazed window to the front elevation and a radiator.

Bathroom

The bathroom is fitted with a three-piece suite including panel bath with shower over, low level wc and hand wash basin, tiled flooring, extractor fan and a radiator.

Bedroom Two

Bedroom two is situated on the second floor and has carpeted flooring, fitted cupboards, a upvc double glazed window to the rear elevation and a radiator.

Outside

To the front of the house there is on street parking and a small courtyard leading to the front door. To the rear there is a patio seating area to the front and lawn to the back with fencing to borders.





view this property online williamhbrown.co.uk/Property/LBH115311



welcome to

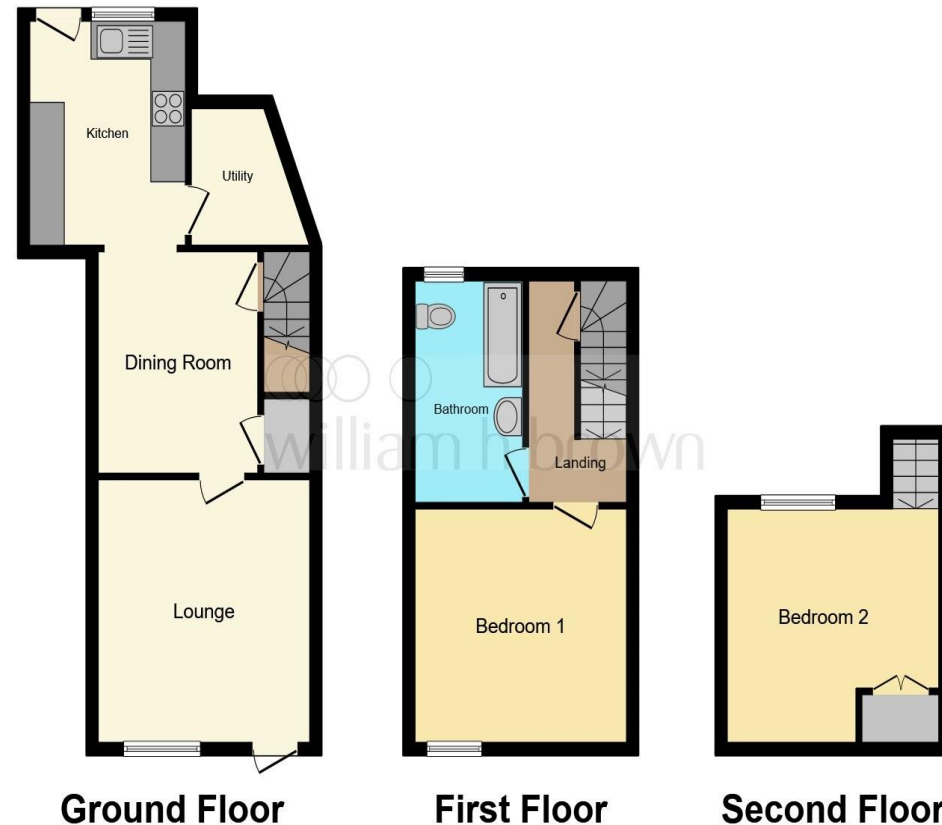
Nottingham Road, Kegworth Derby

- Popular Village Location
- Set Over Three Floors
- UPVC Double Glazing
- Gas Central Heating
- Two Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£195,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LBH115311



Property Ref:
LBH115311 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk