



11 Howard Drive, Kegworth, Derby, DE74 2AG

£349,950

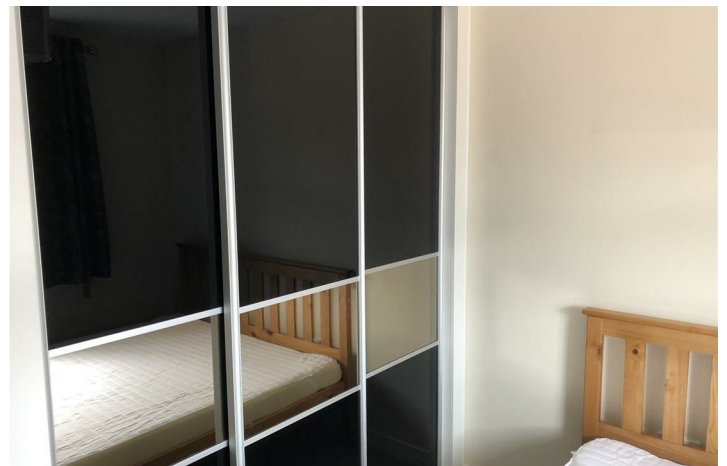
- No chain
- 4 bedroom HMO
- Garage, undercroft and off-road parking
- Downstairs WC
- Energy rating B
- Article 4 status
- Open plan living/kitchen/diner
- Master with ensuite
- Easy to maintain garden
- Contents negotiable

11 Howard Drive, Kegworth DE74 2AG

****No Chain**** Modern, detached 4 bedroom home available for sale. Benefits from an HMO license and Article 4 so could be bought as a buy to let or bought as a family home.



Council Tax Band: C



****No Chain** **Article 4**** Detached 4 bedroom house for sale in the popular village of Kegworth, The property is currently let to 4 students from the local Sutton Bonington campus of Nottingham University. It therefore benefits from Article 4 status as well as gas safety and electrical safety certificates. The house is currently let until December 2024 at £1470.00 per calendar month excluding all bills, this is lower than the current market value for letting. This type of house is popular among the local student community and has been continuously let for the past 7 years. The house has an HMO license for 5 people and the house meets all of the HMO license requirements.

This contemporary home is finished to a high standard with neutral décor, luxury flooring and modern fixtures and fittings. With UPVC double glazing and gas central heating throughout. It is fully furnished including white goods and the contents can be sold as part of the property, subject to negotiations.

Ground floor:

The ground floor comprises a generous double bedroom, kitchen/living/diner and WC. The lounge has a front facing aspect and is generously proportioned. The downstairs cloakroom has a white suite with a low level WC and hand basin.

The kitchen diner is modern, with contemporary units and worktops, it has a really stylish finish. Featuring an integral stainless steel sink with drainer, an electric oven with a gas hob top and extractor hood, dishwasher and fridge freezer. The floor is tiled with high quality tiles and there are French doors to the patio area of the rear garden.

First floor:

The first floor comprises 3 bedrooms including a master with ensuite and dressing room, a fourth single bedroom that is currently laid out as a study/snug and a family bathroom. The master bedroom has an ensuite with a white suite comprising a low level WC, hand basin, gorgeous double shower cubicle and ladder style towel rail. It also features a fabulous dressing room area and fitted wardrobes. The other 2 bedrooms are both doubles, one with a front to back aspect and fitted wardrobes.

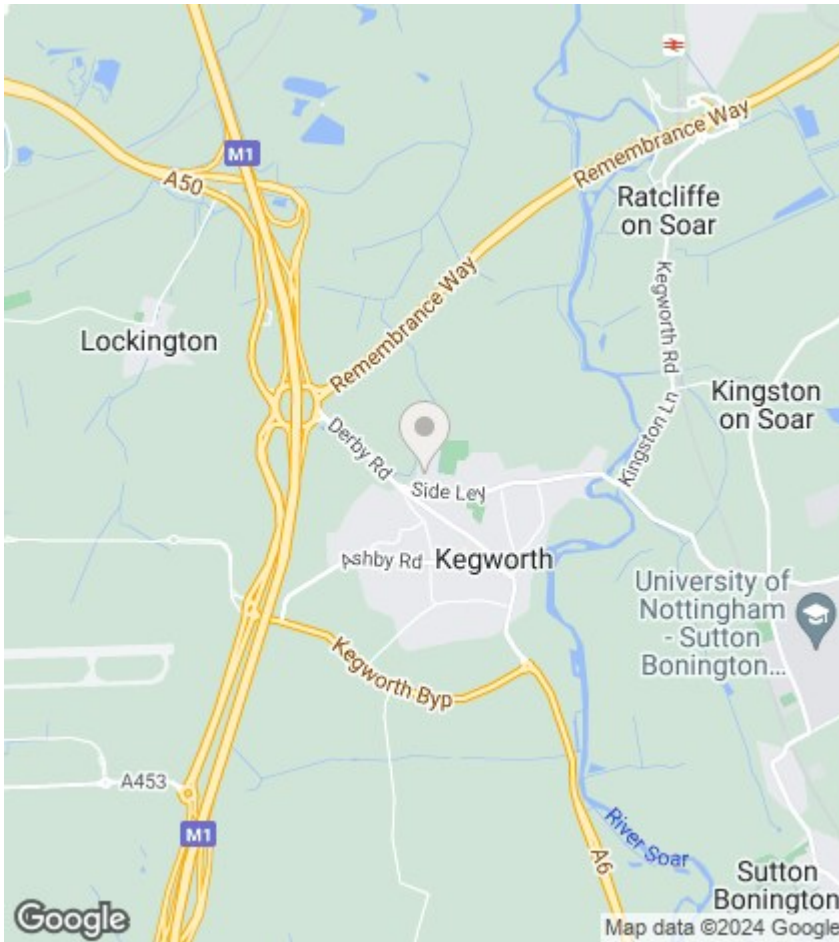
The family bathroom is beautifully finished with high

quality tiling and a white suite featuring a full sized bath with shower over, low level WC and pedestal hand basin.

Outside:

Outside of the property there is an easy to maintain garden with an area laid to lawn and a patio. The garden has side access to the detached brick built garage which is fronted by a double driveway with carport.

The property is located in the popular village of Kegworth. With excellent transport links, it is within commuting distance of Nottingham, Derby, Leicester and London, with regular trains to St. Pancras from East Midlands Parkway railway station and close to the M1 motorway. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The property would make an excellent family home. The village is also close to the Sutton Bonington Campus of Nottingham University and this property would make a great investment as a buy to let.



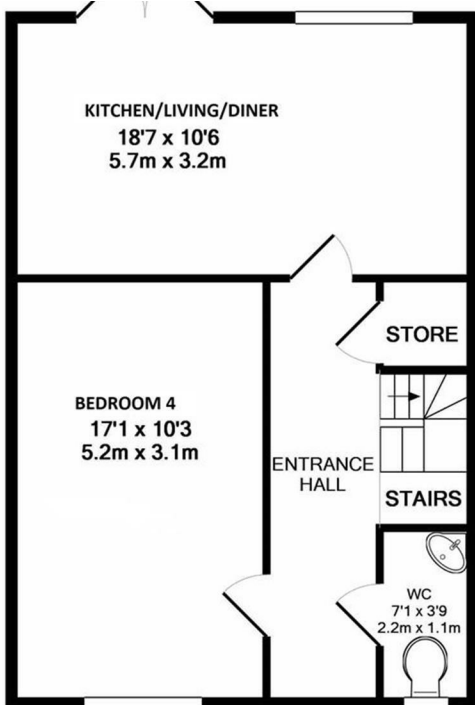
Directions

Viewings

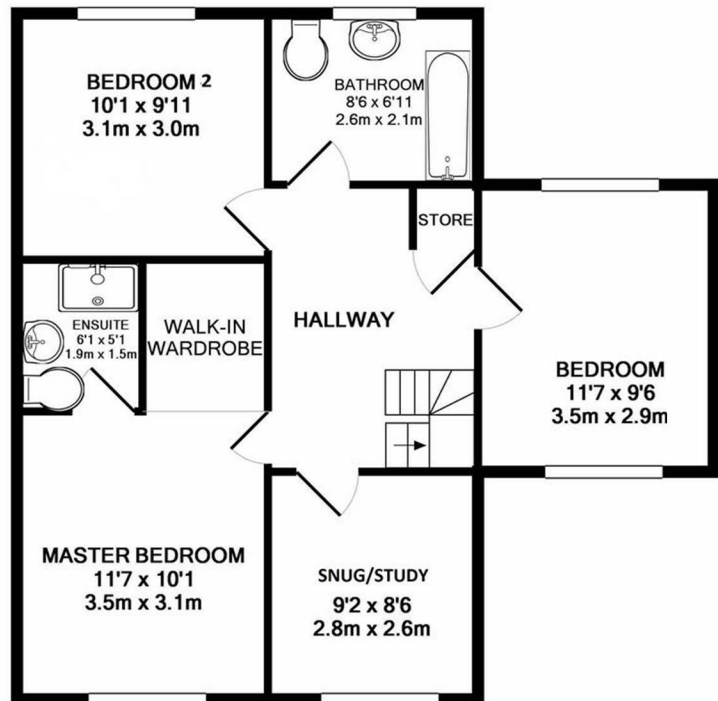
Viewings by arrangement only. Call 01509 674140 to make an appointment.

EPC Rating:

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	



GROUND FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee