



## 27 Hollands Way, Kegworth, Derby, DE74 2GQ

£390,000

- Detached
- Article 4 status
- Downstairs WC
- Furnished
- 3 storey
- Garage and off-road parking
- Easy to maintain garden
- Refurbished by the current owner
- Master with ensuite
- Current tenancy ends in December 2024

# 27 Hollands Way, Kegworth DE74 2GQ

**\*\* No Chain\*\*** Detached three storey modern home for sale in popular Kegworth village. Currently let, the home benefits from Article 4 status and would make an excellent investment or family home. Get in touch for more details.



Council Tax Band: D



This detached and modern 4 bedroom home is available to purchase in the burgeoning rental market. The property has 4 bedrooms, one with ensuite, an additional bathroom and a downstairs WC. There is a good sized lounge/reception room as well as a modern kitchen diner with separate utility room. Outside of the property is a brick built garage with a utility area, driveway for off-road parking and an easy to maintain rear garden. The property is located on a lovely plot with a pathway at the front leading to a large recreation ground with a dog park, basketball court, children's play ground and lots of green open space.

The home is modern and benefits from an EPC rating of C, making the bills affordable. It has an electrical safety certificate, gas safety certificate and is up to all current regs for letting. There is no work needed to relet and the maintenance outgoings for a modern house will remain low. The current owners lovingly refurbished the home throughout and the finish is high quality with contemporary décor.

The house has been let to students from the local Sutton Bonington campus of Nottingham University. It therefore has Article 4 permission and can be let to up to 6 tenants without the need for Planning permission. The current rent is £1800 per month excluding bills. The current tenants vacate at the start in December 2024, the house will then be empty so could be a good opportunity for a student parent looking to purchase in the area or indeed to a family happy to wait until the end of the year.

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, close to the M1 motorway and with regular trains to St. Pancras from East Midlands Parkway railway station. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The village is also close to the Sutton Bonington Campus of Nottingham University.

## Measurements

### Ground floor

#### Kitchen/Diner

16'7" x 9'7"

Stunning kitchen diner, the kitchen was put in by the current owner in 2021. The kitchen has a range of fitted floor and wall units, an integrated oven with gas hob top and extractor fan, integrated dishwasher and double sink with mixer tap and drainer. There is a large dining area, contemporary décor and a separate utility room.

#### Utility room

7'0 x 4'10

Useful utility room with additional storage and an American style fridge/freezer.

#### Lounge

16'7 x 10'4

Good sized lounge with double doors to the garden allowing in lots of natural light. The lounge has neutral décor and good quality carpeting.

#### Downstairs WC

Useful downstairs cloakroom with toilet and hand basin.

### First floor

#### Master bedroom

16'7 x 10'5

Well decorated bedroom with a front facing aspect, fitted wardrobes and an ensuite

#### En-suite

Stylish en-suite with a large shower cubicle, WC and hand basin. Contemporary décor and flooring.

#### Bedroom 4

9'7 x 9'6

Single bedroom with neutral décor and front facing aspect.

#### Bathroom

Stunning bathroom put in by the current owner in 2021. Double walk in shower, WC and hand basin. Stunning décor and tiling to the walls and floor.

#### Second floor

#### Bedroom 3

16'7 x 10'6

Double bedroom with a front facing aspect, neutral décor and a Velux window allowing in lots of natural light.

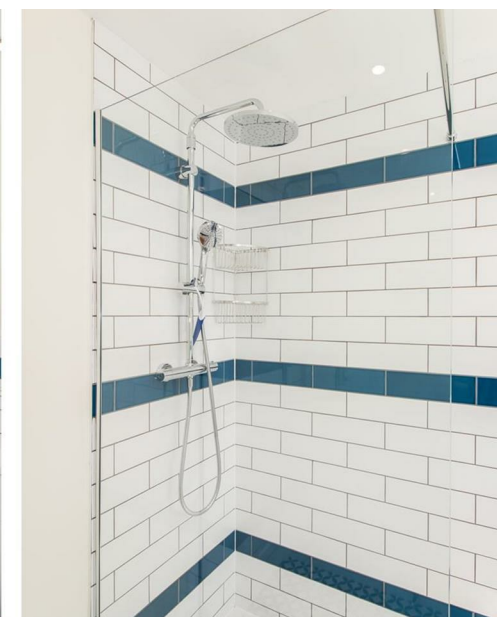
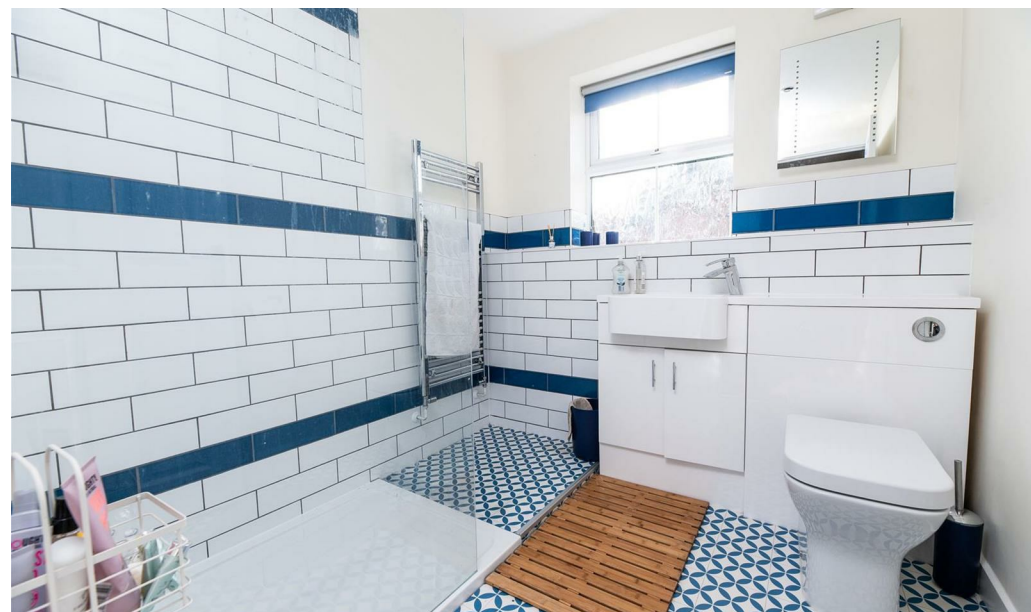
#### Bedroom 4

16'7 x 13'9

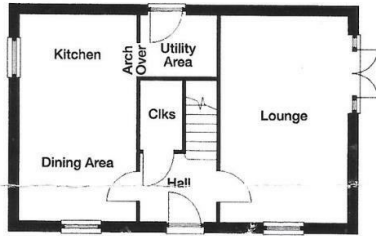
Double bedroom with a front facing aspect, neutral décor and a Velux window allowing in lots of natural light.

#### Exterior

Outside of the property is a brick garage with power and light which houses a utility area with a washing machine and dryer as well as plenty of extra storage. The garden is easy to maintain and mostly landscaped with some attractive flowerbeds. The front of the property has a pathway leading to the local park in one direction and to the centre of the village the other. It is well positioned and within walking distance of Sutton Bonington campus.

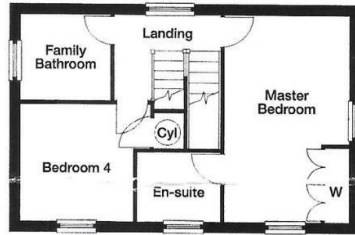






**Ground Floor**

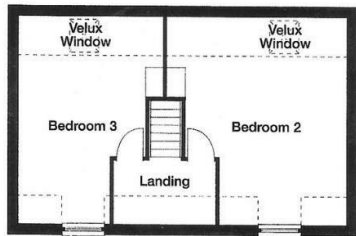
Lounge	5.06m x 3.15m (16'7" x 10'4")
Kitchen/ Dining Area	5.06m x 2.94m (16'7" x 9'7")
Utility Area	2.13m x 1.48m (7'0" x 4'10")



**First Floor**

Master Bedroom	5.06m x 3.19m* (16'7" x 10'5")
Bedroom 4	2.93m x 2.90m (9'7" x 9'6")

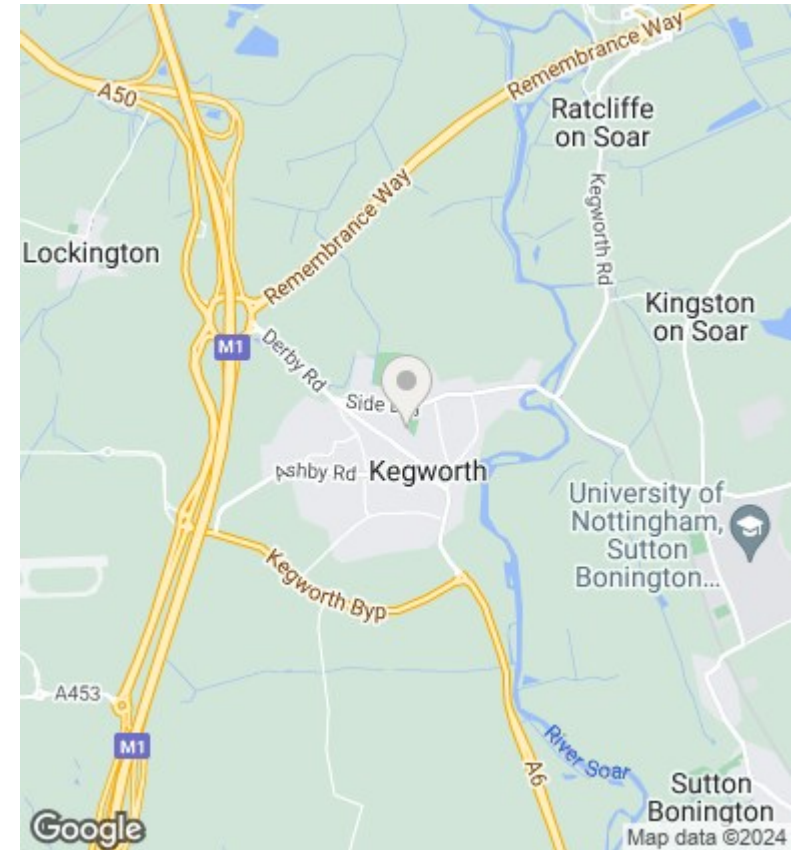
\* maximum



**Second Floor**

Bedroom 2	5.06m x 4.20m* (16'7" x 13'9")
Bedroom 3	5.06m x 3.22m* (16'7" x 10'6")

\* maximum



**Directions**

**Viewings**

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

**Council Tax Band**

D

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