



## 12 Borrowell, Kegworth, DE74 2FP

£175,000

- No onward chain
- Driveway for off-road parking
- Kitchen with dining space
- Good sized lounge
- Good investment
- 2 double bedrooms
- Red brick 1930s property
- Bathroom with white suite
- Popular cul-de-sac location
- Well maintained garden

# 12 Borrowwell, Kegworth DE74 2FP

**\*\*No chain\*\*** A two bedroom period property located in popular Kegworth village. 2 double bedrooms, driveway for off-road parking, lounge, kitchen with dining space, bathroom with shite suite and well maintained garden. Get in touch to arrange a viewing.



Council Tax Band: A



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The house is currently let to a couple who are long term tenants so it may suit a buy to let purchaser looking for an investment. It would also make a great first time buy and with some upgrading to the décor an opportunity to add value. As the house is let it benefits from current gas and electrical safety certificates.

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 village is also close to Sutton Bonington Campus of Nottingham University.

#### Rooms

##### Lounge

11'2 x 11'2

Good sized lounge with feature fireplace and neutral décor.

##### Kitchen

11'2 x 9'6

Full width kitchen with dining space. A range of wall and base units, pantry and quarry tile flooring. There is access to the rear garden via a porch and additional storage area.

##### Bedroom 1

11'2 x 11'2

Double bedroom with a front facing aspect, wooden flooring and a fitted wardrobe.

##### Bedroom 2

9'6 x 9'5

Double bedroom with fitted storage and a rear facing aspect, currently being used for storage.

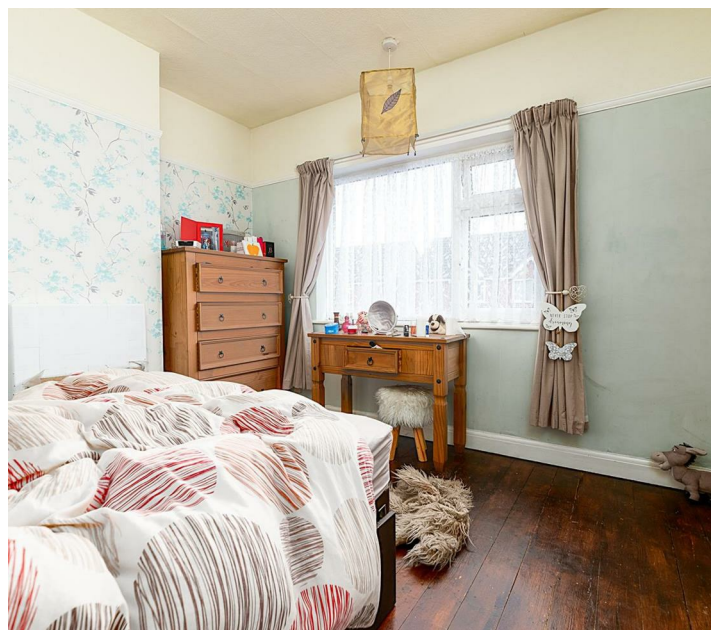
##### Bathroom

Family bathroom with a white suite including a roll

top bath with shower over, hand basin and WC. The bathroom has wooden flooring and white tiling to the walls.

##### Exterior

To the front of the property the current owners have paved to provide off-road parking. To the rear is a well maintained garden with lawn and walled patio.







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

