



## 2 Howard Drive, Kegworth, DE74 2AG

£140,000

- Stunning 2 bedroom coach house
- Modern bathroom
- Well maintained and recently decorated
- Detached apartment
- Open plan lounge/kitchen/diner
- 75% shared ownership available
- 2 double bedrooms
- Contemporary finish

## 2 Howard Drive, Kegworth DE74 2AG

**\*\*Shared ownership available\*\*** Fabulous opportunity to own a well maintained coach house in the heart of popular Kegworth village. 2 double bedrooms ,lounge with an open plan to the breakfast kitchen, modern bathroom and a large garage with power and light below.



Council Tax Band: A



Fabulous opportunity to own a well maintained coach house in the heart of popular Kegworth village. 2 double bedrooms ,lounge with an open plan to the breakfast kitchen, modern bathroom and a large garage with power and light below. The entrance to the apartment is on the ground floor and the apartment sits on the first floor, it benefits from being attached only to garages and therefore no direct neighbours, allowing a lot of privacy. It is beautifully presented and recently decorated by the current owner. This is a turnkey property with no work required. It would make a fabulous home for first time buyers and there is also the option to buy a 75% share, equally it would make an excellent investment in the fast paced local rental market.

The apartment is leasehold and there are 88 years left on the lease. The service charge is around £30.00 per month.

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 and this property would also be a great investment as a buy to let.

#### Kitchen/lounge/diner

23'3 x 12'3

Stunning open plan living space with a fitted kitchen to one end with a breakfast bar and a generous lounge to the other with a floor to ceiling window and Juliette balcony. The kitchen area has modern grey gloss wall and base units, integrated appliances, a double sink with mixer tap and drainer and plenty of work surface space. There is a fitted breakfast bar and 2 Velux skylights allowing in lots of natural light. The spacious lounge area has a large corner sofa and modern grey carpeting. The open plan space has a modern

finish and has been recently decorated in grey and white contemporary colours.

#### Bedroom 1

14'3 x 12'0

Generous double bedroom with a front facing aspect and fitted mirrored wardrobes.

#### Bedroom 2

Double bedroom with a front facing aspect and a modern finish.

#### Bathroom

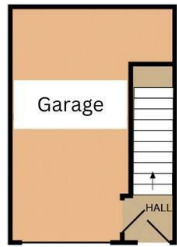
Modern bathroom with white suite, comprising a full sized bath with shower over and glass shower screen, WC, hand basin and ladder style radiator.

#### Outside

Outside of the property is an allocated parking space leading into a large garage with power and light and an up and over garage door. The apartment sits above the garage and it is very useful for an extra car and for storage.







GROUND FLOOR  
APPROX. FLOOR  
AREA 190 SQ.FT.  
(17.7 SQ.M.)



TOTAL APPROX. FLOOR  
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 as to their operability or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

A

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	