



## 48 Mill Lane, Kegworth, Derby, DE74 2FX

£260,000

- 4 bedroom home
- Modern kitchen with dining space
- Very well maintained garden
- Close to local shops and amenities
- 2 modern shower rooms, one ground floor
- Utility room
- Large lounge
- Conservatory
- Driveway for multiple vehicles
- End terraced



# 48 Mill Lane, Kegworth DE74 2FX

Rare opportunity to purchase a 4 bedroom end terraced home in popular Kegworth. Situated on Mill Lane a popular street with easy access to local shops and services as well as the river and surrounding countryside. Comprising 4 bedrooms, 2 shower rooms, a large lounge, breakfast kitchen, utility area, conservatory, well maintained garden and driveway for off-road parking.



Council Tax Band: C



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The home has been well maintained by the current owners. There are two modern shower rooms, one on the ground floor, a large lounge, a modern kitchen with breakfast bar, American style fridge freezer and separate utility room, 4 bedrooms including 3 doubles, a paved driveway for off-road parking, lovely conservatory providing an extra reception area and beautiful garden with lawn, pond, patio and flowerbeds. The home has a combination boiler and gas central heating throughout, double glazing throughout, modern bathrooms and kitchen. The new owners can put their own stamp on it and add value with new décor.

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 Donnington Park Motorsport Circuit and Nottingham East Midlands Airport. The village is also close to the Sutton Bonington Campus of Nottingham University.

#### Measurements

#### Lounge

Well appointed lounge with a bay window feature fire place with gas fire and access through to the kitchen.

#### Kitchen

Modern fitted kitchen with white gloss wall and base units, oven with gas hob top and extractor fan, space for an American style fridge/freezer, sink with mixer tap and drainer and space for a dining table and chairs. There are white tiles to the walls, grey lino to the floor and grey worktops giving the kitchen a contemporary finish. There is access through to the conservatory and to the useful utility room.

#### Utility room

Useful utility room with lots of storage, plumbing for a washing machine and space for a tumble dryer.

#### Shower room

Recently renovated shower room with a white suite, contemporary tiles and flooring and a ladder style radiator. The shower room adds downstairs WC facilities to the home.

#### Conservatory

Spacious conservatory which adds a bright and sunny reception space to the property. It has tiled flooring, a vaulted ceiling and fitted blinds. The conservatory looks out over the well manicured garden.

#### Bedroom 1

Good sized double bedroom with fitted mirrored wardrobes and a rear facing aspect.

#### Bedroom 2

Good sized double bedroom with a large storage cupboard ideal for clothes storage and a front facing aspect.

#### Bedroom 3

Double bedroom with a front facing aspect and a fitted storage cupboard.

#### Bedroom 4

Single bedroom currently laid out as a study with a rear facing aspect



### Shower room

Modern shower room with a shower cubicle, WC and hand basin with vanity unit. The bathroom is finished with contemporary grey tiles and grey carpeting.

### Outside

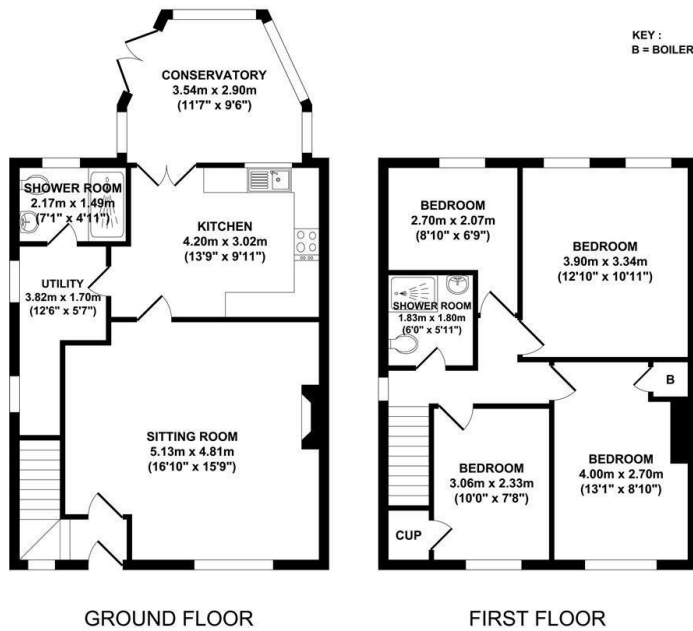
To the front of the property is a paved driveway offering off-road parking for multiple vehicles. There is side access through to the very well maintained rear garden. The rear garden has a manicured lawn, flowerbeds, shrubs, trees, a pond, a patio, shed and greenhouse. It has been lovingly maintained by the current owners to a high standard. It has a fenced boundary to one side and hedges to the other.



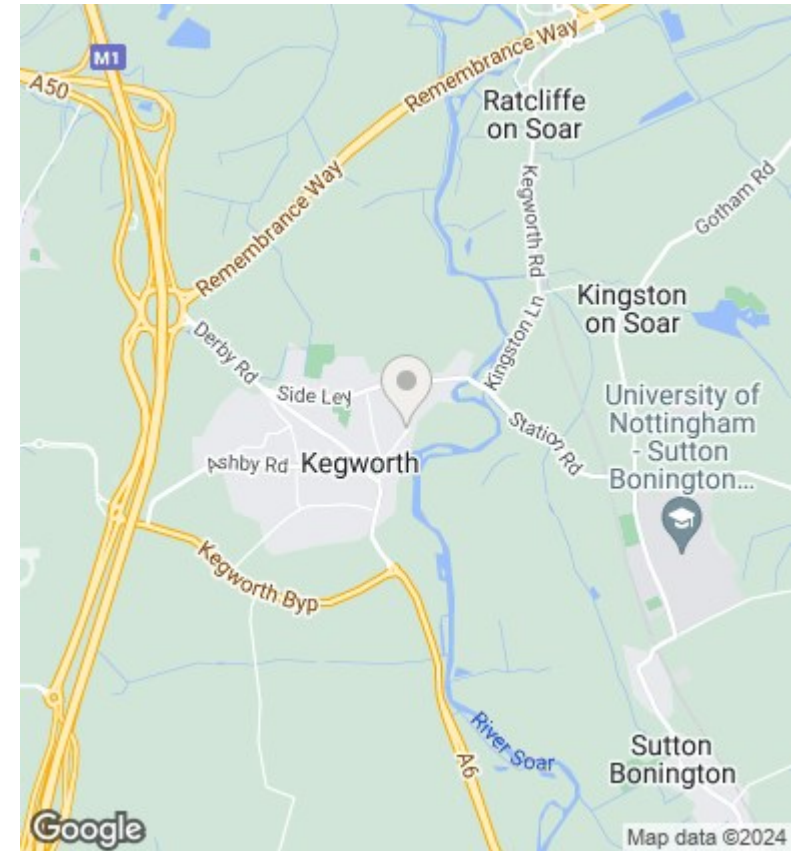




## 48 Mill Lane



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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Directions

## Viewings

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

## Council Tax Band

C

| 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 |           |