



21 Sideley, Kegworth, Derby, DE74 2FJ

£175,000

- Attractive red brick home
- 2 reception rooms
- Recently installed Ideal boiler
- Good sized kitchen in need of refurbishment
- Gas central heating and upvc double glazing throughout
- 2 double bedrooms
- Well maintained garden
- Large bathroom in need of refurbishment
- Original fireplace
- Popular location

21 Sideley, Kegworth DE74 2FJ

****No onward chain**** Excellent opportunity to purchase a 2 bedroom mid terraced house in popular Kegworth village. Excellent first time buy or buy to let property.



Council Tax Band: B



**** No onward chain**** Mid-terraced property located on a popular street and close to local amenities in the village of Kegworth. With a fabulous red brick exterior the home was built in late Victorian times and would make a wonderful investment opportunity or home for first time buyers. Comprising 2 double bedrooms, two reception rooms including a large lounge and a second reception room with original fireplace, kitchen, large bathroom and lovely garden with mature trees, lawn and patio. The bathroom and kitchen are in need of updating allowing prospective buyers to add value to the property.

an area of lawn, a patio and some mature shrubs. In the middle of the lawn is a mature acer tree with beautiful foliage. The garden has a fenced boundary with a brick boundary to one side.

The house benefits from a recently installed Ideal boiler and uPVC double glazing throughout. It has been well looked after by the current owner.

Ground floor

The front door leads into a good sized reception room with tiled floor and the original brick fireplace, it is possible to add a wood burner or open fire by lining the chimney. There is a door leading into the good sized lounge. The lounge has a feature fireplace with a coal effect gas fire, stairs leading up to the first floor, neutral décor and a rear aspect over the garden.

The lounge leads through into the kitchen. The kitchen is a good size with large fitted storage cupboards, a dual aspect allowing in lots of natural light, a newly installed boiler and a uPvc door leading into the garden. The kitchen is in need of updating but has been well maintained.

Second floor

The second floor has two double bedrooms. Both bedrooms are doubles and neutrally decorated with uPvc double glazing. Completing the first floor is the bathroom. It is a spacious bathroom which has a lot of potential. It could comfortably accommodate a full sized bath and separate shower. It is in need of updating but again has been well maintained. The bathroom has a rear aspect and large storage cupboards.

Outside

The property has a lovely red brick façade. There is a passageway to the garden which is shared with next door, allowing access to the rear garden. The garden is beautifully maintained and gets lots of sun. It has







Directions

Viewings

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

EPC Rating:

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