



## 6 Hoyte Drive, Kegworth, DE74 2AQ

£275,000

- Article 4 permission
- Master with ensuite
- Downstairs WC
- Ideal buy to let
- 3 double bedrooms
- Kitchen diner
- Garage and parking space
- Loft is perfect for conversion
- Large lounge
- Low maintenance garden

# 6 Hoyte Drive, Kegworth DE74 2AQ

**\*\*Article 4\*\*** Excellent opportunity to own a modern three bedroom home in popular Kegworth village. The house is currently let to 3 sharers from Sutton Bonington University and it has all necessary permissions to operate as an HMO property. The loft is ripe for conversion, so the property could be made into a 4 bedroom property with some work.

The house comprises 3 bedrooms, one with ensuite, a large loft with window and partial flooring, that could be converted, a kitchen/diner with space for a sofa, a large lounge with patio doors, bathroom, downstairs WC, easy to maintain garden and a garage with parking space.

The current tenants are under contract until July 2025. The house will then be vacant but if preferred new tenants can be found and signed up. The current owners contents, including large items of furniture, white goods and some sundry items are available by separate negotiation.

The development has a management company, the fee for maintaining the paths, verges, etc is approximately £125 every 6 months.

Please get in touch for more information or to book a viewing.



Council Tax Band: D



#### Kitchen diner

13'7" x 13'1"

The room has a fitted kitchen with open plan to a large area suitable for dining and living. The kitchen has a range of beech wall and base units, integrated oven with gas hob top and extractor fan, integrated sink with mixer tap and drainer and integrated washing machine. The room is neutrally decorated and has dark work tops and flooring giving a modern finish.

#### Lounge

18'8" x 11'3"

The full width lounge is spacious and benefits from a lot of natural light. There are uPvc double doors out to the rear garden and an additional window overlooking the garden. The lounge is large enough to accommodate living and dining if preferred.

#### Downstairs WC

Completing the ground floor is a useful cloakroom with a white suite comprising a WC and hand basin.

#### Master bedroom

13'6" x 11'4"

Master bedroom with dressing area and ensuite shower room. This large double bedroom is neutrally decorated and has just had a new carpet fitted. The ensuite is modern with a shower cubicle, WC, hand basin

#### Bedroom 2

Another spacious double bedroom with neutral decor and a double aspect.

#### Bedroom 3

11'8" x 9

A smaller double bedroom but comfortably fits a double bed, desk with desk chair and clothes storage. It has a rear aspect and neutral decor.

#### Bathroom

Modern bathroom with white suite comprising a full sized bath with shower over, WC and hand basin. Neutral decor and contemporary dark grey flooring.

#### Loft

The spacious loft has a window and has been insulated and partially boarded. It could be converted into 1 or 2 additional bedrooms adding to both the rental and sales value of the property.

#### External

The front and rear gardens are low maintenance and have been well kept by the current owners. They are mostly landscaped with the walled and fenced rear garden gravelled with a decked area and the front garden gravelled, with a pathway and an attractive flowerbed and shrubs.

To the rear of the property is an offset garage with an up and over door and an adjacent parking space. (The middle of the three garages on the photograph)

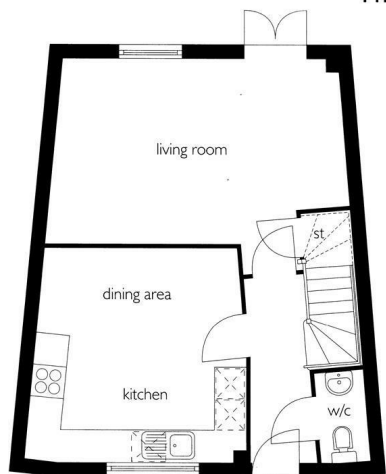
#### Location

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 the Sutton Bonington Campus of Nottingham University and this property would make a great investment as a buy to let.





### The Evington 3 bedroom home - plot 4



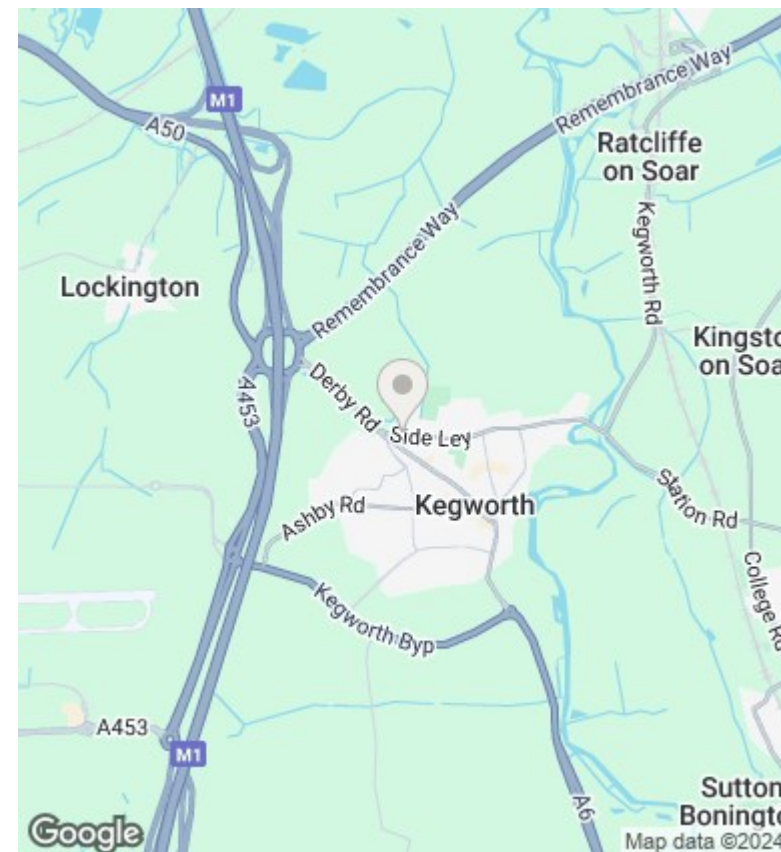
#### GROUND FLOOR

Kitchen/Dining Area 4.165m x 4.010m 13'8" x 13'2"  
 Living Room 5.700m x 3.430m 18'8" x 11'3"



#### FIRST FLOOR

Master Bedroom 4.130m x 3.455m 13'7" x 11'4"  
 Bedroom 2 5.295m x 4.065m 17'4" x 13'4"  
 Bedroom 3 3.550m x 2.745m 11'8" x 9'0"



### Directions

### Viewings

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

### Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	