



10 Frederick Avenue, Kegworth, DE74 2FN

£195,000

- No chain
- Open plan kitchen/diner
- Downstairs WC and utility room
- Garden with patio
- Front garden with possibility of parking
- Extended
- 2 double bedrooms
- Good sized lounge
- Bathroom with white suite

10 Frederick Avenue, Kegworth DE74 2FN

****No Chain**** This well maintained terraced home really must be viewed to appreciate the space on offer. This extended 2 bedroom home has a spacious kitchen/diner, downstairs WC and utility room, 2 double bedrooms, lounge, bathroom with white suite and good sized garden.



Council Tax Band: B



****No Chain**** This well maintained terraced home really must be viewed to appreciate the space on offer. This extended 2 bedroom home has a spacious kitchen/diner, downstairs WC and utility room, 2 double bedrooms, lounge and bathroom with white suite.

Red brick, 2 bedroom terraced home on a quiet street in popular Kegworth. The home has a bright and spacious feel with an extension to the ground floor giving an open plan kitchen/diner and an additional lounge, completing the ground floor is a useful utility room with WC. Upstairs there are 2 double bedrooms and a bathroom with white suite. Outside of the property is a good sized rear garden and a front garden, the front garden is big enough to convert to a driveway subject to council permission.

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.

Lounge
11'4" x 10'11"

Good sized reception room with wooden flooring, a coal effect gas fire and a front facing aspect, there is access through to the second reception room.

Kitchen/diner
18'8" x 14'8"

The open plan kitchen diner has a large dining space, fitted storage, an understairs cupboard and an extension housing the kitchen, which has a range of wooden wall and base units, an oven with gas hop top, sink with mixer tap and drainer and shelving. There is a uPVC door leading to the rear garden and access to the utility room and WC.

WC and Utility room

Useful utility room with plumbing for a washing machine and dryer, a WC, Belfast style sink and some extra storage.

Bedroom 1
11'1" x 10'11"

The master bedroom is a double bedroom with front facing aspect, fitted wardrobes and additional storage over the stairs.

Bedroom 2
14'10" x 7'7"

The second bedroom has a rear facing aspect and some fitted storage.

Bathroom
6'7" x 6'4"

Modern bathroom with white suite including a full sized bath with shower over, vanity sink and WC. There is a tiled floor and contemporary grey tiles to the walls.

Garden

To the front of the property is a neat garden with an area of lawn, flowerbeds and a path. Many of the houses on the street have converted the front garden into a driveway. To the rear of the property is a good sized mature garden with patio, lawn, flowerbeds, mature shrubs and a paved path. There is access across next door's garden for bins, etc but nobody has access across this garden.







Directions

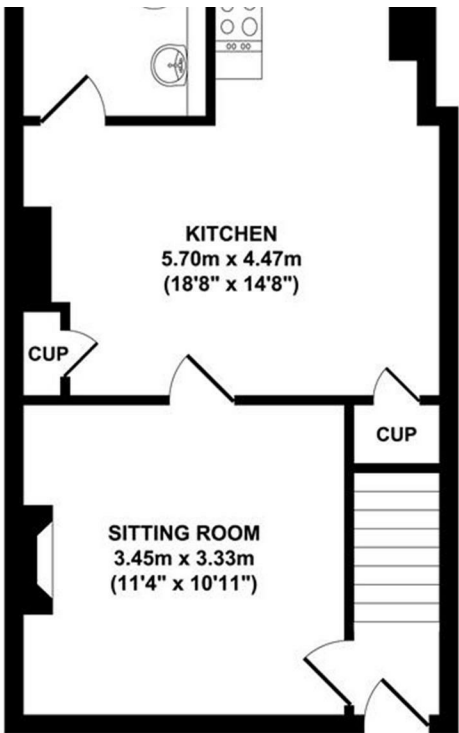
Viewings

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

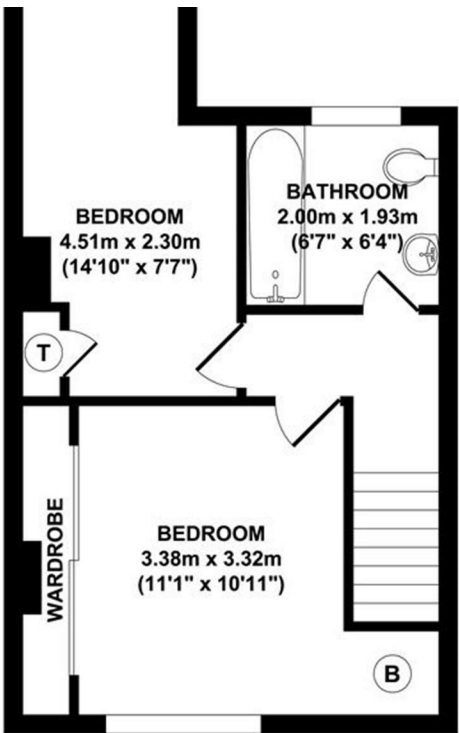
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements