

74 Whatton Road, Kegworth, Derby, DE74 2DT

£220,000

- No Chain
- Private driveway
- Conservatory
- Excellent location
- 3 bedrooms
- Garden with lawn and patio
- Spacious
- Good sized plot
- Opportunity to add value
- Good sized lounge

74 Whatton Road, Kegworth DE74 2DT

****No chain**** 3 bedroom, semi-detached bungalow in popular Kegworth village. The property is in need of refurbishment although the boiler and windows have been installed in the last few years. The bungalow is on a good sized plot with front and rear gardens and a private driveway.



Council Tax Band: B



****No chain**** 3 bedroom, semi-detached bungalow in popular Kegworth village. The property is in need of refurbishment although the boiler and windows have been installed in the last few years. The bungalow is on a good sized plot with front and rear gardens and a private driveway. The bungalow comprises 3 bedrooms, a large lounge, bathroom, good sized kitchen and a conservatory with brick base.

This would make an excellent project to add value to and is offered to market with no onward chain and empty possession. Bungalows are highly sought after in Kegworth.

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

12'9 x 12'8

Good sized lounge with a rear aspect

Kitchen

11'1 x 11'9

Kitchen with space for dining. Aspect to the side of the property and into the conservatory. There is access through a uPvc door to the conservatory.

Conservatory

The conservatory has a brick base and uPvc windows and roof, it is a great addition to the property. There is access to the rear garden through a uPvc door.

Bathroom

6'1 x 7'9

Bathroom with full sized bath and a side facing aspect.

Bedroom 1

11'1 x 12'2

Double bedroom with a large bay window and front facing aspect

Bedroom 2

9'9 x 9'9

Double bedroom with front facing aspect

Bedroom 3

8'11 x 9'8

Double bedroom with a side facing aspect

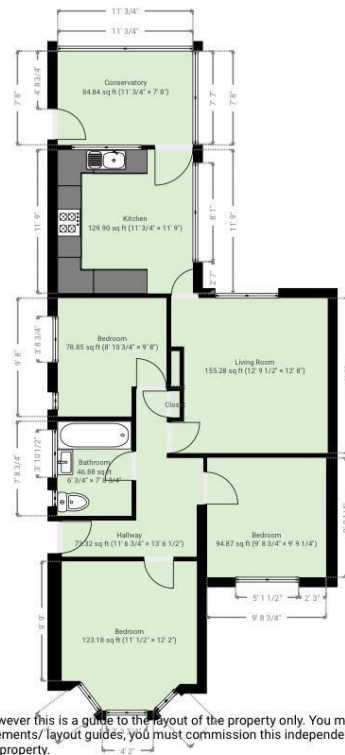
Outside

To the front of the property is a driveway and a front garden with lawn that could be used for additional parking. To the rear is a good sized garden with patio, lawn, shed and flowerbeds. It is not very overlooked and there is side access from the front of the property.

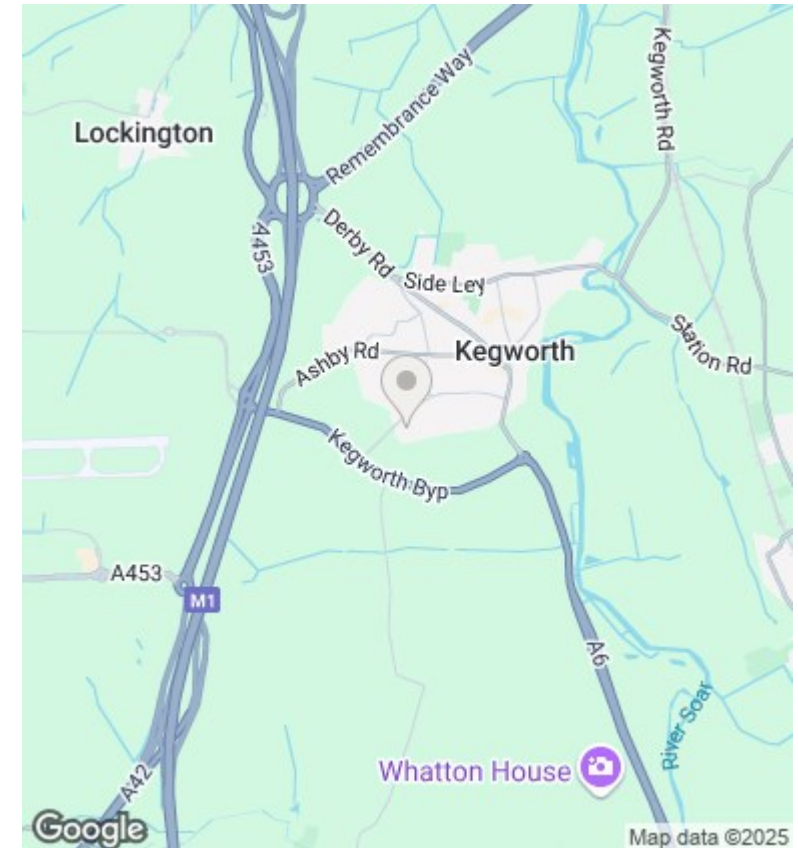




▼ Ground Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 