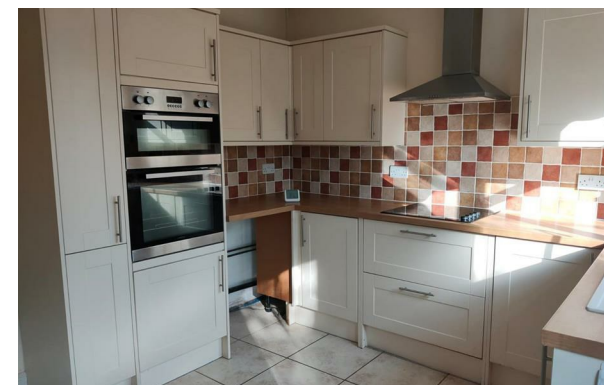




7 The Croft, Kegworth, DE74 2EG

£249,950

- No onward chain
- In the heart of the village
- Mature private garden
- 2 Double Bedrooms
- Local amenities close by
- Fitted breakfast kitchen
- Semi-detached bungalow
- Conservatory
- Private driveway

7 The Croft, Kegworth DE74 2EG

****No Chain**** A semi-detached bungalow comprising 2 double bedrooms, a shower room with white suite, fitted breakfast kitchen, lounge with gas fire, a conservatory, spacious driveway and mature garden with patio and lawn. It has gas central heating and double glazing throughout. It is nestled on a popular cul-de-sac, very close to local shops, services and bus stops. This is an excellent opportunity to purchase a superb downsize, first time buy or buy to let property.



Council Tax Band: B



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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.

KITCHEN

12'6" x 10'4"

Fitted breakfast kitchen with a range of cream shaker style wall and base units including a tall storage cupboard, double fitted oven, fitted electric hob with extractor fan and sink with mixer tap and drainer. There is a useful breakfast bar, tiles to the walls and floor and lots of natural light provided by two windows and a uPvc door out to the rear garden. The kitchen overlooks the lovely rear garden.

BEDROOM

11'3" x 12'3"

The largest of the two double bedrooms is to the front of the property and benefits from fitted wardrobes, fitted drawers and a double aspect. It is neutrally decorated.

BEDROOM

11'7" x 12'4"

The second double bedroom is to the rear of the property and has access through to the spacious conservatory.

LOUNGE

9'1" x 10'4"

The lounge has a bay window to the front of the property and a coal effect gas fire with contemporary stone surround.

CONSERVATORY

11'0" x 9'7"

A fabulous conservatory and extra reception space. It has a vaulted ceiling, brick base, electric heating, fitted blinds and wood effect flooring. There are glass double doors out to the rear garden.

SHOWER ROOM

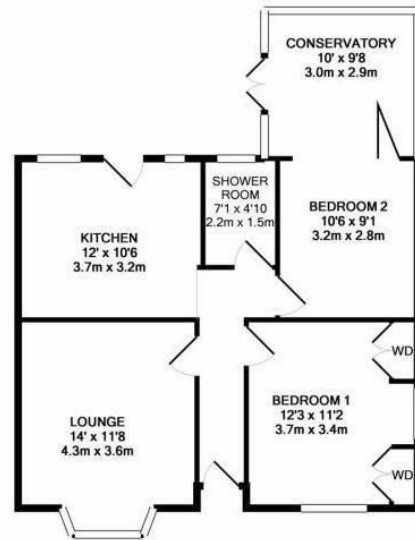
Shower room with contemporary white suite comprising a basin with fitted vanity unit, WC and shower enclosure with sliding glass door. There is wood effect flooring, tiled walls and an obscured window to the side of the property.

Outside

To the front of the property is a gravelled private driveway with paved pathway and a front garden mostly laid to lawn, which could be converted into additional parking if preferred. It is surrounded by an attractive picket fence. There is side access through to the rear garden. The rear garden is East facing and has a raised patio with steps down to a lawn edged with mature shrubs, flower beds and hedging. It has a private feel and benefits from not being overlooked.







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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		