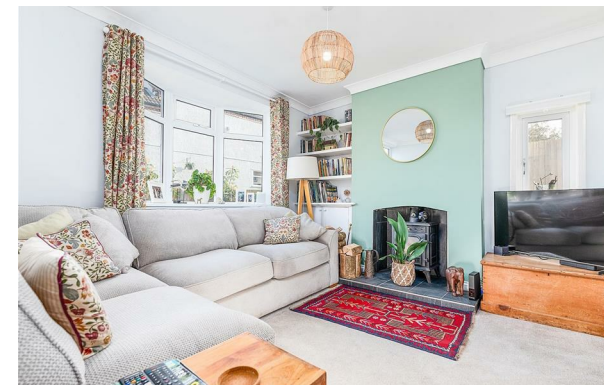




20 New Street, Kegworth, Derby, DE74 2FT

£230,000

- 3 double bedrooms
- New bathroom
- Front and rear gardens
- Newly renovated to a high standard
- Brand new kitchen to be fitted in April 2025
- No through road
- 2 reception rooms
- Off-road parking for 2 cars
- Popular village location

20 New Street, Derby DE74 2FT

Newly renovated 3 bedroom semi located on a quiet no through road in popular Kegworth. New decor, new bathroom, brand new kitchen being fitted in April, 3 double bedrooms and 2 reception rooms, garden and off-road parking. Get in touch to arrange a viewing.



Council Tax Band: B



****Turnkey**** Excellent opportunity to own a 3 bedroom semi detached home on a quiet no through road in popular Kegworth. The property has been renovated over the last three years including; a brand new bathroom, new decor and carpeting, a new combi boiler and radiators, new internal doors and landscaping of the front and rear gardens. The kitchen is being fully replaced in April this year ready for the new owners.

The property benefits from uPvc double glazing and gas central heating throughout.

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 close to the Sutton Bonington Campus of Nottingham University. Kegworth has a range of amenities including a doctor's surgery, restaurants, popular pubs and a well stocked Cooperative supermarket.

Early viewing is highly recommended.

Ground floor

Living room

13'5" x 10'11"

Sunny living room with a double aspect including a bay window to the front, open fireplace and contemporary decor. There is a front door to the house but the current owners use the side door into the kitchen as main access.

Dining room

13'5" x 10'11"

Second reception room, currently laid out as a dining room but with flexible use. It has access up to the first floor and through to the kitchen. There is a fireplace which could be opened back up if desired.

Kitchen

15'3" x 6'3"

The kitchen is due to be completely renovated in April this year. The photographs on the listing are the images of the finished product.

Bathroom

Newly renovated bathroom with white three piece suite comprising a vanity basin, toilet and a bath with shower over including a rainfall shower head and glass shower screen. The bathroom is finished with metro tile style aquaboard, spotlighting, modern grey flooring and a storage cupboard.

First floor

Bedroom 1

13'3" x 11'1"

Double bedroom with front facing aspect and modern decor, there is a feature cast iron ornamental fireplace.

Bedroom 2

13'6" x 14'2"

Double bedroom with rear facing aspect and modern decor, there is a feature cast iron ornamental fireplace.

Second floor

Loft room

18'0" x 13'5"

Currently utilised as a guestroom and hobby room, this large loft room has

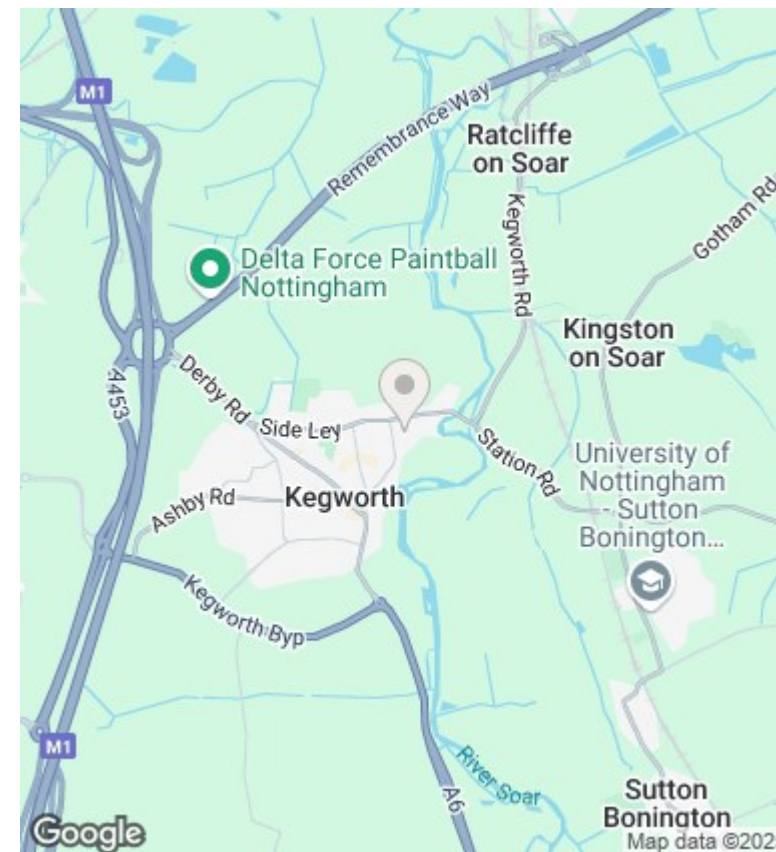
flexible use. There is double aspect including a Velux window to the ceiling. There is some restricted head height in the room and on the stairwell.

Outside

To the front of the property is an enclosed front garden with new fence and gate. There is a double driveway to the side of the property with access through to the rear garden. The lovely rear garden has been landscaped by the current owners. It has a lawn, patio, gravelled seating area with wooden pergola and flowerbeds. The garden also has a useful storage area to the side of the property and the fenced boundary is in good condition.







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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		