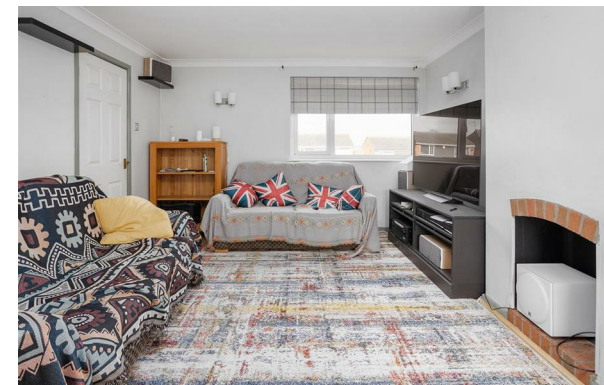




7 Roberts Close, Kegworth, DE74 2HR

£249,000

- No onward chain
- Garage and driveway
- Modern fitted kitchen
- Detached
- Hardscaped garden overlooking fields
- Large full length lounge/diner
- 3 bedrooms
- Modern bathroom

7 Roberts Close, Kegworth DE74 2HR

****No onward chain**** Excellent opportunity to purchase a 3 bedroom detached family home in popular Kegworth. 3 bedrooms, full length lounge/diner, modern kitchen and bathroom, driveway, garage and hardscaped garden.



Council Tax Band: C



****No onward chain**** Excellent opportunity to purchase a 3 bedroom detached family home in popular Kegworth. 3 bedrooms, full length lounge/diner, modern kitchen and bathroom, driveway, garage and landscaped garden overlooking fields.

Offered to the market with no onward chain, the property would make an ideal family home or buy to let in the buoyant rental market. It is detached and has a lovely aspect to the rear overlooking the fields beyond. The house has double glazing and gas central heating throughout. The house is offered to market with empty possession but there have recently been tenants, which means the house benefits from a recently carried out Electrical Safety test and remedials and a gas safety check.

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.

Ground floor

Lounge

11'11 x 11'4

The front part of the full length reception room is currently laid out as a spacious lounge, with brick fireplace, neutral decor and wood effect flooring.

Dining room

9'10 x 8'6

To the back of the full length reception room is the dining room with neutral

decor, wood effect flooring and double doors to the patio area of the rear garden. The room has flexible use.

Kitchen

9'10 x 9'1

Modern fitted kitchen put in by the current owners. The kitchen has a range of modern grey matt wall and base units, an integrated oven with electric hob and contemporary extractor hood, red tiling to the walls to add some colour and grey tiles to the floor. There is a door leading out to the patio area of the rear garden.

Garage

12'5 x 7'11

Useful garage with power and light. The back of the garage has been utilised as part of the patio area of the garden, which has added a sheltered area.

First floor

Master bedroom

11'11 x 10'11

Good sized double bedroom with a rear facing aspect to the garden and fields beyond. The bedroom is decorated neutrally and has wood effect flooring.

Bedroom 2

10'11 x 10'2

Double bedroom with a front facing aspect, neutral decor and modern grey carpeting.

Bedroom 3

9'6 x 7'3

Single bedroom with a front facing aspect and neutral decor.

Bathroom

6'7" x 6'0"

Modern shower room comprising a white suite with extra large shower cubicle with glass doors and rainfall shower head, a WC and hand basin. The bathroom is finished with monochrome tiling to the walls and floor.

Outside

Front

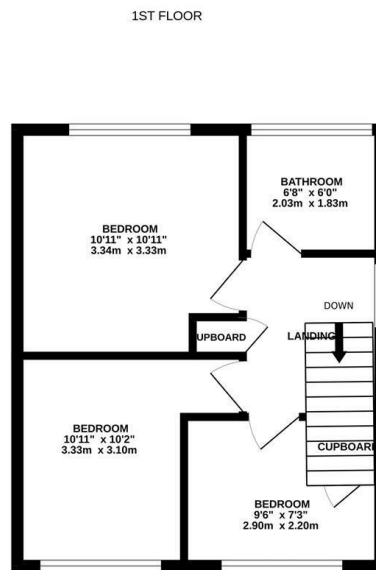
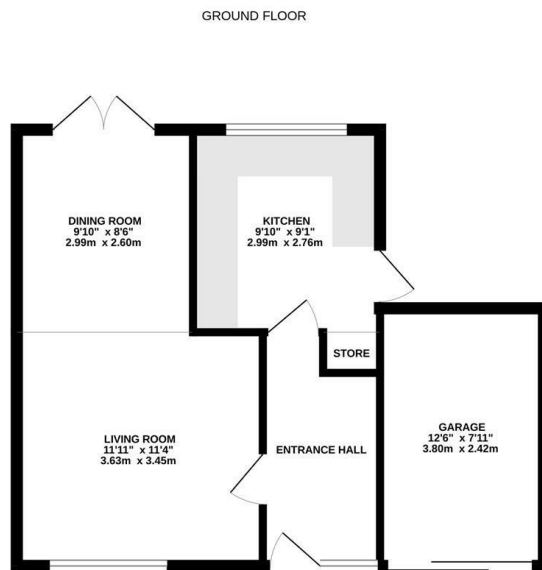
To the front of the property is a paved drive way large enough for multiple vehicles and a gravelled area of garden. The driveway leads up to the garage.

Back

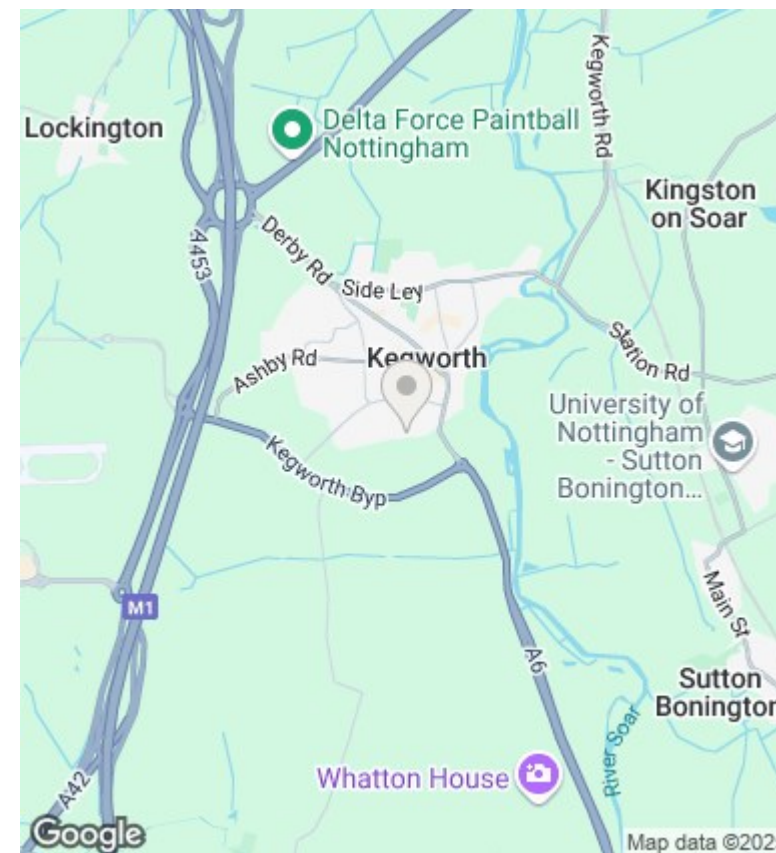
The south facing back garden can be accessed via the dining room, the kitchen or via the garage. It has been landscaped by the current owners including a patio, large area of decking and some raised decked areas providing seating and gravelled beds. There is outdoor lighting, a sheltered seating area and a fenced and walled boundary. The garden benefits from not being overlooked to the rear as it is adjacent to farmland.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	