



80 Sideley, Kegworth, DE74 2FJ

£180,000

- Red brick Victorian home
- Kitchen with pantry and space for a table
- Courtyard and garden
- 2 double bedrooms
- Lounge with open fireplace
- Excellent location
- Newly refurbished modern shower room
- Utility area
- No onwardchain

80 Sideley, Kegworth DE74 2FJ

**** No onward chain**** A two bedroom period property located in popular Kegworth village. 2 double bedrooms, lounge with open fireplace, kitchen with pantry, separate utility area, modern bathroom, adjacent courtyard with pergola and good sized off set garden. Get in touch to arrange a viewing.



Council Tax Band: A



Mid-terraced property located on a popular street and close to local amenities in the village of Kegworth. Offered to market with no onward chain. With a fabulous red brick exterior the home was built in late Victorian times and would make a wonderful investment opportunity or home for first time buyers. Comprising 2 double bedrooms, a lounge with open fireplace, kitchen with pantry, separate utility room, modern bathroom, adjacent courtyard and good sized offset garden.

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.

Ground floor

The front door leads into a good sized lounge with a feature brick fireplace with open fire, modern grey flooring and contemporary décor. The lounge leads into the lovely fitted kitchen which has a pantry, space for a dining table and chairs, double sink with mixer tap and drainer, wood burner style heater, oven with extractor hood, a range of wall and base units and contemporary décor. There is access through to the cellar and through to the separate utility area. The utility room has plumbing for a washer, additional storage and shelving and access through to the rear garden and to the bathroom.

The family bathroom was refurbished by the current owners, it has a modern white suite comprising a shower enclosure, a low level WC and hand basin, fitted shelving, spotlighting, modern tiling to the walls and slate effect tiles to the floor.

First floor

The first floor has two good sized double bedrooms, one with rear aspect over the garden and one with a front facing aspect. Both bedrooms have fitted wardrobes, shelving and cupboards to maximise storage. Both bedrooms have been redecorated and recarpeted by the current owner in a neutral palette. There is a good sized loft, which other houses on the street have converted to a third bedroom.

Outside

To the front of the property is a small front garden with a path leading up to the front door. To the rear of the property is an adjacent courtyard with a patio area, storage and a pergola with seating area. The courtyard has been landscaped by the current owner. There is a path through to a private garden which is a large area mostly laid to lawn, mature shrubs and flower beds.

Measurements

Lounge

12'0" x 11'0"

Kitchen

11'10" x 8'11"

Bathroom

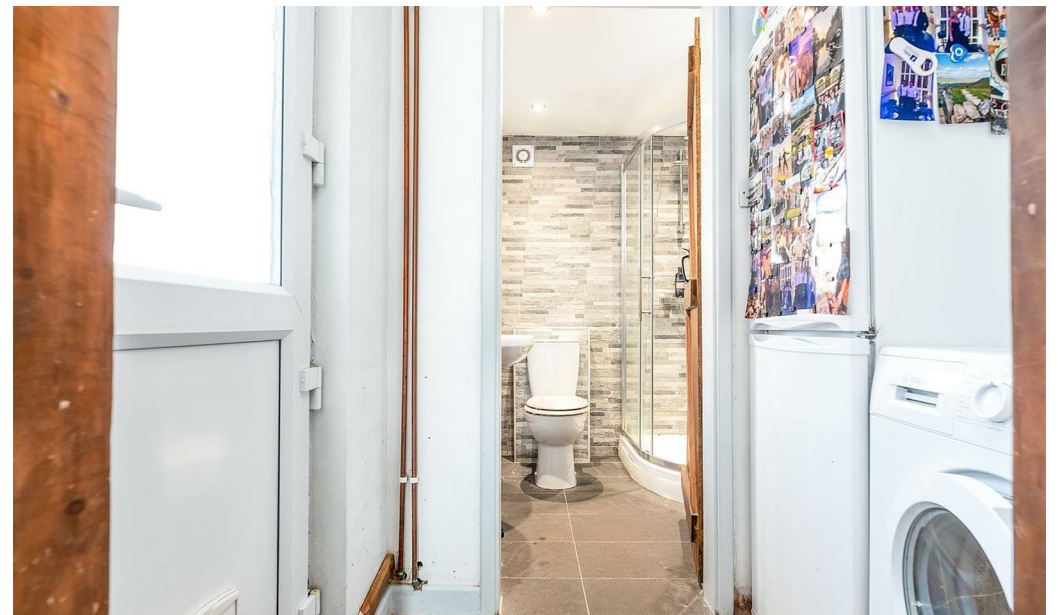
6'3" x 6'1"

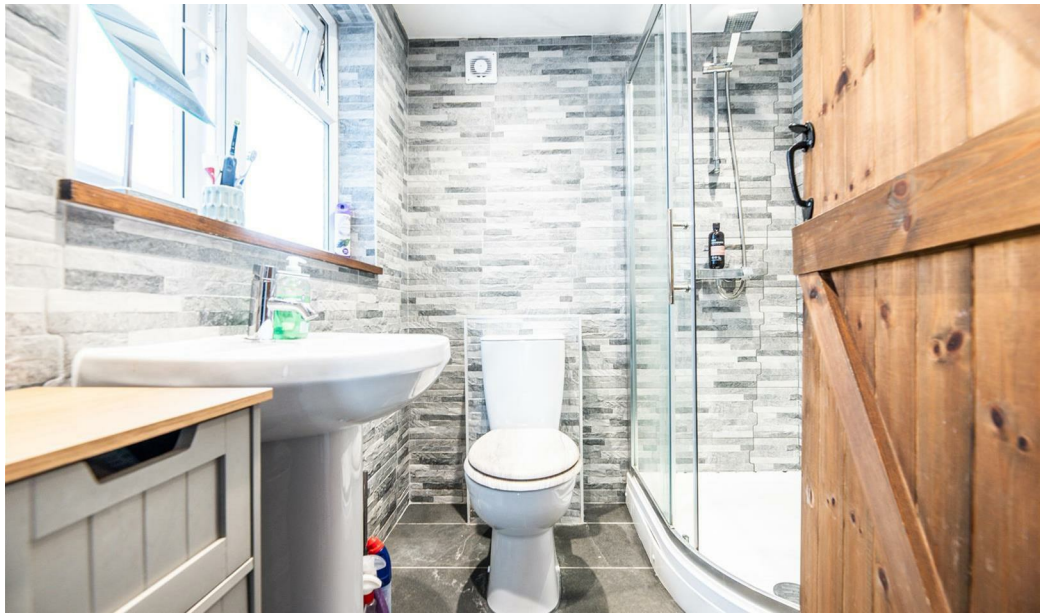
Bedroom 1

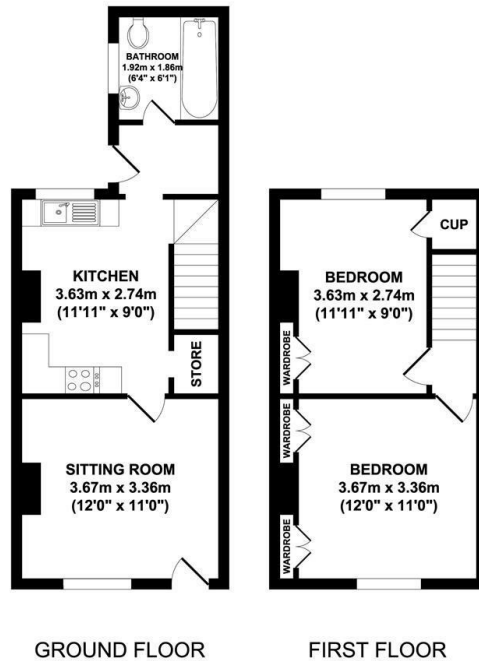
12'0" x 11'0"

Bedroom 2

11'10" x 8'11"







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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions

Viewings

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

Council Tax Band

A

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		
England & Wales		EU Directive 2002/91/EC