



65 Whatton Road, Kegworth, DE74 2DT

£210,000

- No onward chain
- Substantial plot
- Utility room
- Empty possession
- 3 double bedrooms
- Good aspect
- Opportunity to add value
- Downstairs WC

65 Whatton Road, Kegworth DE74 2DT

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Council Tax Band: B



Substantial semi detached property on a large plot in a sought after village. The house is being sold with no upward chain and empty possession. The property needs some refurbishment making it a great opportunity to add value. There is lots of storage and the room sizes are generous. It is situated on a large plot set back from the road. It has mature trees and a generous rear garden. The house comprises three double bedrooms, a family bathroom, large lounge, kitchen diner with separate utility room and a ground floor WC.

The property has 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.

Kitchen/diner

16'5 x 16'2

Spacious kitchen with dining space, pantry and understairs storage cupboard.

Lounge

18'9" x 11'6"

Spacious lounge with a dual aspect with double doors to the rear garden.

UTILITY ROOM

11'1" x 9'8"

Spacious room which could be renovated to create an extra reception space. There is currently plumbing for a washing machine and some storage units with integrated sink.

WC

6'5" x 3'6"

Downstairs cloakroom with WC and hand basin.

Rear porch

The porch has a storage cupboard off of it which houses the boiler. The ground floor has a lot of storage space and a generous footprint.

First floor

Bedroom 1

13'5" x 12'6"

Generous double bedroom with front facing aspect and fitted storage.

Bedroom 2

11'8" x 11'6"

Double bedroom with front facing aspect

Bedroom 3

11'6" x 7'1"

Small double bedroom with a rear facing aspect over the garden and fitted storage.

Bathroom

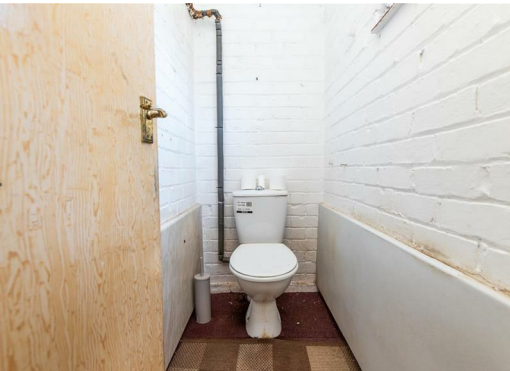
8'7" x 5'2"

Decent sized bathroom with WC, full sized bath with shower over and basin with storage.

Outside

The property is situated on a generous plot with an extensive rear garden, front garden, patio, plenty of parking and a detached garage. There are fenced and hedged boundaries.

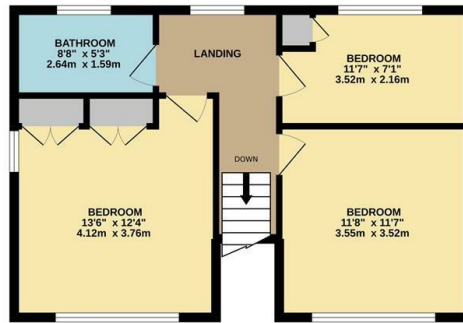




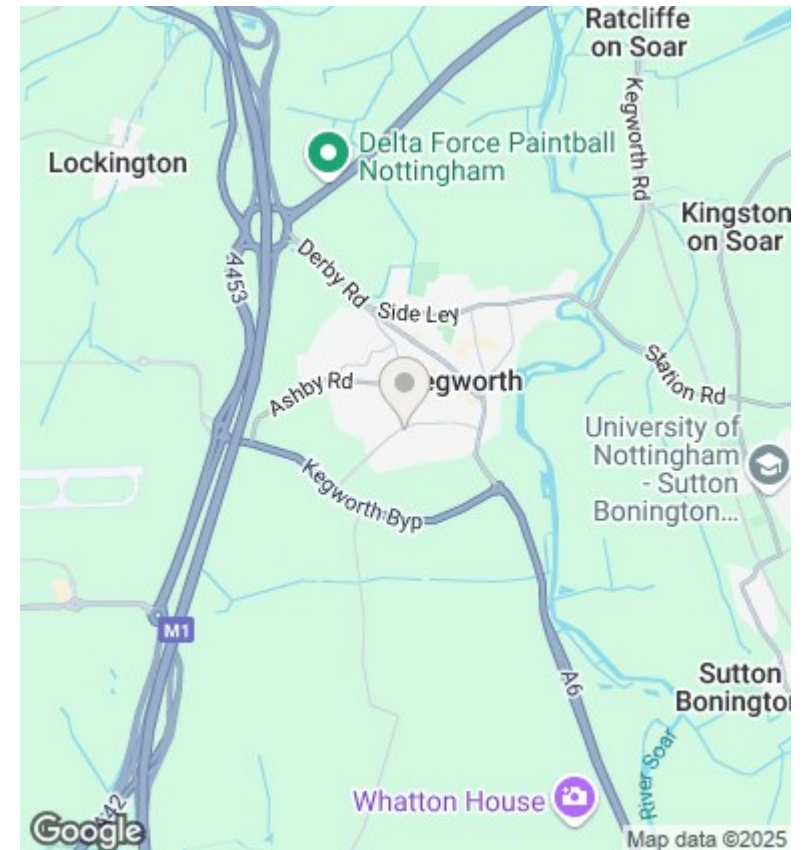
GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.0 sq.m.) approx.
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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC