



38 Hollands Way, Kegworth, DE74 2GQ

£180,000

- No chain
- End terrace
- Private garden
- Great transport links.
- Downstairs toilet
- Cul-de-sac position
- Kitchen diner
- Allocated parking for 2 cars
- 2 Double bedrooms
- Local amenities close by

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****No onward chain**** A modern, bright, 2 bedroom, end terrace home with lounge, kitchen/diner, two double bedrooms, and a downstairs WC. At the rear of the property is an easy to maintain garden with patio area. The property also has an adjacent driveway suitable for 2 vehicles. Ideal first time buy or buy to let investment.



Council Tax Band: B



****No onward chain**** The property is available with no onward chain. A great opportunity to purchase a recently built home that you can move straight into. This property benefits from double glazing and central heating throughout and would be ideal as a first time buy or as a buy to let property. The home is currently let and therefore benefits from a current gas safety certificate and electrical safety certificate.

The ground floor comprises a full width kitchen/diner with double doors to the rear garden with a contemporary fitted kitchen. Generous lounge and downstairs WC. The front door opens into a hallway with stairs leading to the first floor. Off of the hallway is the lounge, which is bright and airy with a rear facing aspect and access through to the garden as well as a useful storage cupboard. The kitchen is at the rear of the property. The kitchen features an integral sink with drainer and mixer tap, an oven with hob and plenty of storage space.

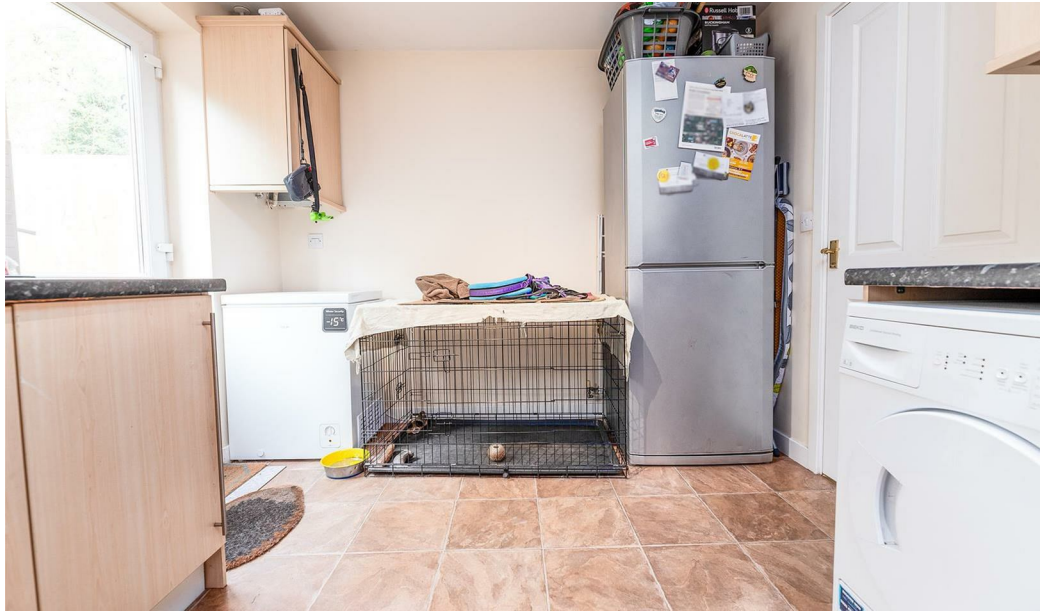
Upstairs on the first floor there is a family bathroom and two bedrooms, both bedrooms are doubles and are neutrally decorated. The bathroom comprises a modern white suite with a generous full sized bath with a shower over, a low level WC and a basin with mixer tap. The bathroom is bright and modern with high quality tiling.

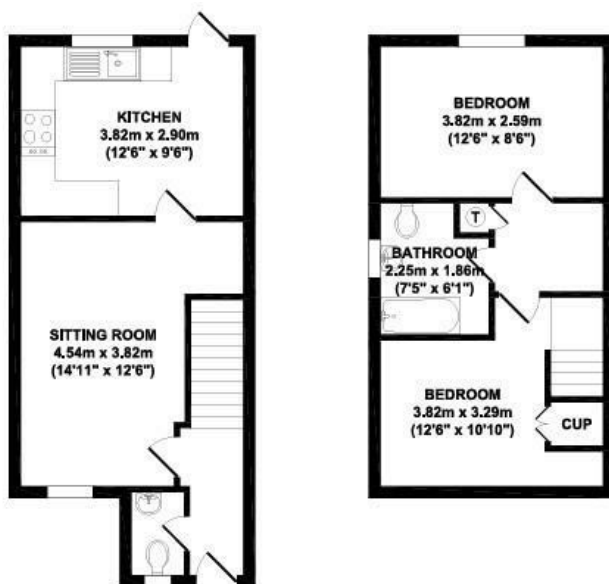
The property also has an adjacent driveway with parking for at least 2 vehicles and an easy to maintain rear garden with a patio area and fenced boundary. There is access through to the rear garden via a gate from the driveway.

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.



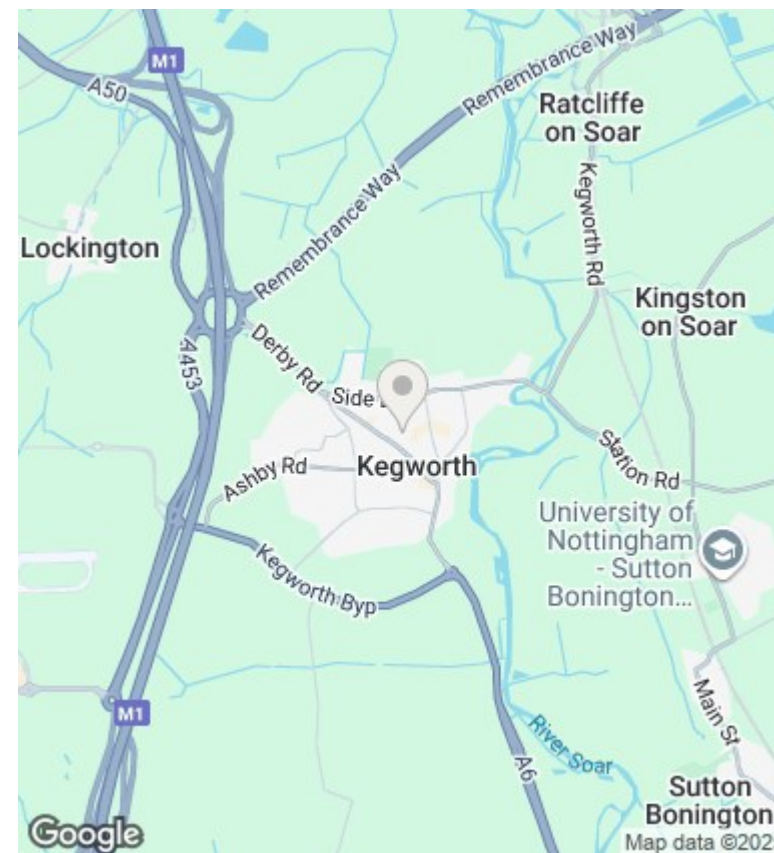




GROUND FLOOR

FIRST FLOOR

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

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		
England & Wales	EU Directive 2002/91/EC	