



23 Station Road, Kegworth, DE74 2FQ

£185,000

- No onward chain
- Good sized garden with fields beyond
- Kitchen with partial open plan to dining room
- Excellent first time buy or buy to let opportunity
- Substantial extended property
- 2 good sized reception rooms
- Close to local amenities
- Conservatory with utility room and ground floor WC
- 2 double bedrooms
- Recently rented so benefits from gas and electrical safety

23 Station Road, Kegworth DE74 2FQ

**** No onward chain**** Excellent opportunity to own a substantial and extended terraced house in the popular village of Kegworth. 2 large doubles, 2 good sized reception rooms plus a third reception area in an orangery extension, fitted kitchen and bathroom and garden with patio winding down to the fields at the rear.



Council Tax Band: B



**** No onward chain**** Excellent opportunity to own a substantial and extended terraced house in the popular village of Kegworth. 2 large doubles, 2 good sized reception rooms plus a third reception area in an orangery extension with utility area and ground floor WC, fitted kitchen and bathroom and garden with patio winding down to the fields at the rear.

This would make a great first time buy or buy to let opportunity.

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 and this property would also be a great investment as a buy to let.

Ground floor

Lounge

16'9" x 12'11"

The front door opens into a spacious lounge with a box bay window, feature gas fireplace and access through to the dining room.

Dining room

12'11" x 12'4"

The dining room is accessed via a small hallway with understairs storage cupboard. It is spacious and has flexible use. The wall is partially open to the fitted kitchen giving an open plan feel and there is access up to the first floor.

Kitchen

12'11" x 6'10"

Fitted kitchen with a range of cream wall and base units, dark worktops, an integrated oven with hob and extractor fan a dishwasher and a double

stainless sink with mixer tap and drainer. There is a uPvc door and window to the third reception area allowing in natural light as well as a skylight.

Orangery/utility/reception/WC

12'11" x 5'8"

Additional reception room currently used as a downstairs WC and utility room. It has flexible use and could easily be sectioned off to create a more private WC and separate utility.

First floor

Bedroom 1

12'11" x 11'9"

Large double bedroom with a front facing aspect and a fitted storage cupboard.

Bedroom 2

13'0" x 9'11"

Second double bedroom with a rear facing aspect and fitted storage.

Bathroom

10'5" x 6'5"

Fitted bathroom with white suite comprising a WC, hand basin and shower unit.

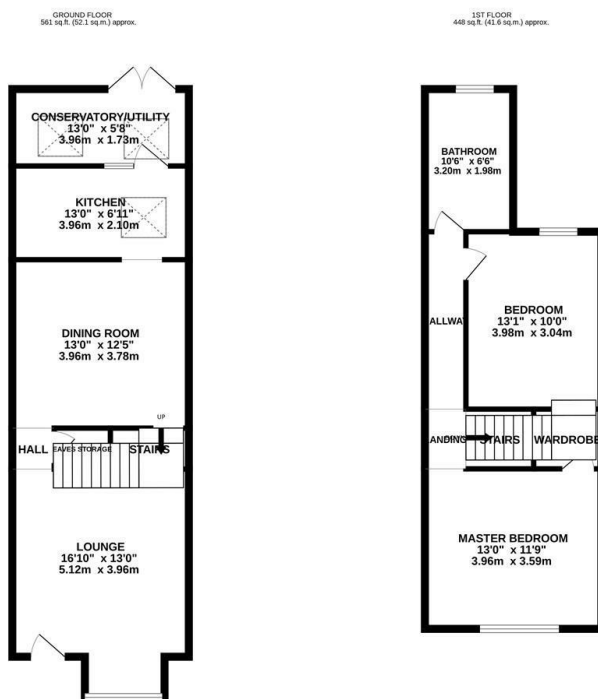
Outside

To the front of the property is a small yard ideal for bins and side access through to the rear garden.

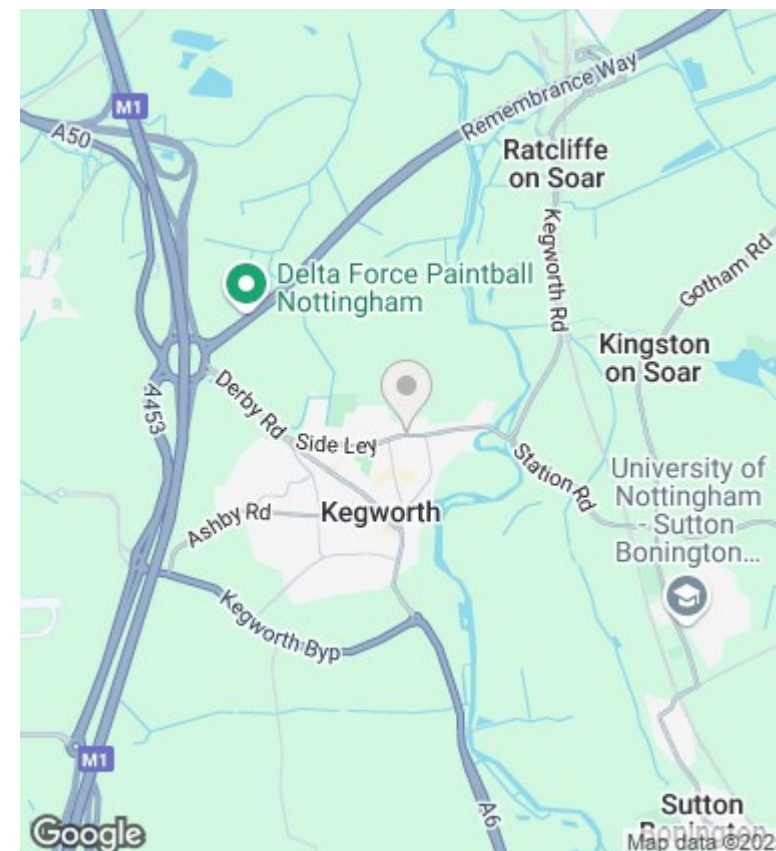
The substantial rear garden has a patio area and a large lawn with a pathway leading down to a decked area with shed. There is a lovely aspect over open fields to the rear of the garden.







TOTAL FLOOR AREA: 1009 sq ft (93.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given for their operation or efficiency due to the given.
Made with floorplan clicker



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	