



37 Packington Hill de742df, Kegworth, DE74 2DF

£210,000

- 2 double bedrooms
- Ready to move into
- Refurbished by current owner
- Conservatory
- Large lounge
- Garage with parking
- Low maintenance garden
- Stylish kitchen/diner
- Modern bathroom

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Excellent opportunity to purchase a well maintained 2 double bedroom terraced home in Kegworth village. The property has a detached garage with parking, large lounge, kitchen/diner, modern bathroom, conservatory and low maintenance south facing garden.



Council Tax Band:



Excellent opportunity to purchase a well maintained 2 double bedroom terraced home in Kegworth. The property has a detached garage with parking, large lounge, kitchen/diner, modern bathroom, conservatory and low maintenance south facing 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 the Sutton Bonington Campus of Nottingham University.

Ground floor

The large lounge is to the front of the ground floor and is accessed via the front hallway. The lounge is neutrally decorated, has an alcove and a large bay window and overlooks the front garden. The kitchen diner is accessed through the lounge and has a stunning fitted kitchen with cream units and a double oven with gas hob top, wooden worktops, integrated sink with mixer tap and drainer and plumbing for a washing machine. There is also a dining area and access through to the conservatory. The kitchen has contemporary wood effect flooring, pink metro tiles to the walls and modern lighting. Completing the ground floor is a south facing conservatory which is a great place for a morning coffee or a glass of wine, it adds an extra reception area to the already spacious ground floor.

First floor

The first floor has two double bedrooms including a large master with fitted storage cupboard. Both bedrooms are neutrally decorated and a good size for a 2 bed property. The modern bathroom has been put in by the current owner, it has a white suite comprising a full sized bath with shower over, WC and hand basin. There is a contemporary grey ladder style radiator and white tiles to the walls.

Outside

To the front of the property is a gravelled driveway and steps leading up to the front door. To the rear of the property is a low maintenance rear garden which is south facing. The garden has been landscaped and

has artificial grass and a patio area. There is access through a gate to the rear of the property which leads to a brick built garage with a parking space in front.

Measurements

Lounge

15'1 x 13'7

Kitchen/diner

13'7 x 9'3

Conservatory

7'11 x 6'4

Bedroom 1

13'5 x 10'8

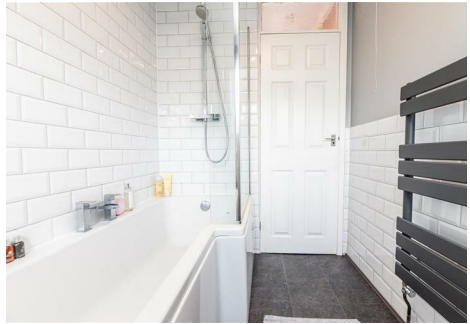
Bedroom 2

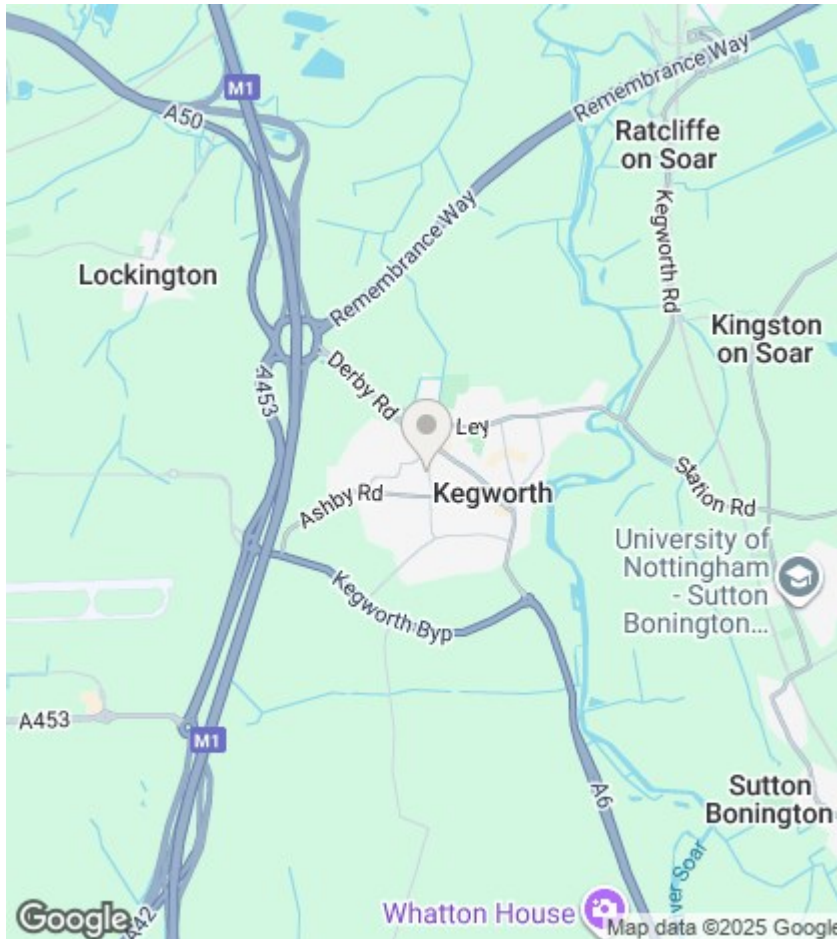
10'11 x 7'11

Bathroom

8'1 x 5'9







Directions

Viewings

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

EPC Rating:

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	

