



7 Shepherd Walk, Kegworth, DE74 2HS

£245,000

- 3 Bedrooms
- Garage
- Gas central heating
- Spacious lounge
- Private rear garden
- Double glazing
- Kitchen diner
- Village location

7 Shepherd Walk, Kegworth DE74 2HS

Excellent opportunity to buy a spacious, 3-bedroom, detached property. The property has double glazing, gas central heating, a spacious lounge, kitchen diner and 3 bedrooms including 2 good sized doubles. Garage with parking space and private garden.



Council Tax Band: B



An excellent opportunity to purchase a link detached property, which would be a good sized family home or rental property in the popular village of Kegworth.

The front door opens into the hallway, which leads through to a spacious lounge with under stairs storage and a good sized kitchen diner. The lounge is bright and airy. It has carpet flooring and is beautifully decorated with a feature wall allowing the new owner to put their stamp on the property with the simple addition of a few accents. The kitchen diner is at the rear of the property and has a door leading into the private rear garden. The tiled flooring is carried through the kitchen along with the addition of under floor heating. The fitted units provide a generous amount of storage space. In addition the kitchen diner features a fitted double sink, double oven and gas hob plus plumbing for a washing machine and drier.

Upstairs on the first floor there is a family bathroom and three bedrooms, including two doubles. The bathroom comprises a modern white suite with a generous full sized bathtub with a shower over, a low level WC, a basin with mixer tap and a chrome heated towel rail. The floor has slate effect tiling and the walls have white ceramic tiles giving the bathroom a bright and modern finish. There are two double bedrooms and the third bedroom is a single. There is an attic which is used for storage.

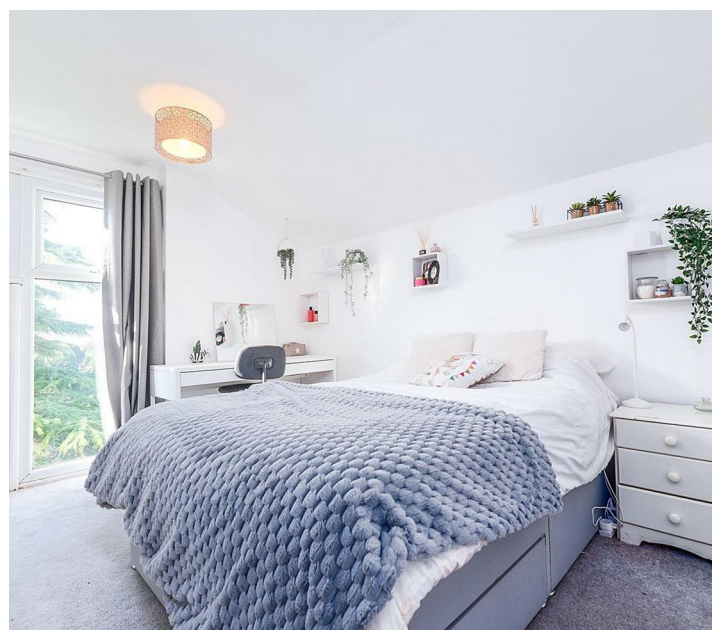
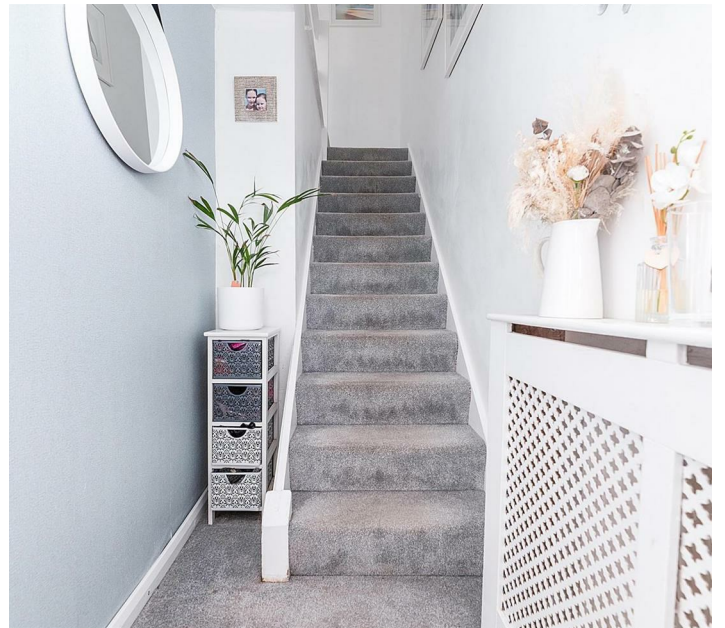
At the front of the property is a garden with flowerbeds, shrubs, a lawned area and steps leading up to the front entrance. There is ample parking and garage at the rear of the property.

To the rear of the property there is a lockable garage providing secure and weather proof storage. The enclosed garden is a good size and easy to maintain, it features a decked patio area, lawn, flowerbeds, attractive shrubs and trees, and pathway leading to the garage.

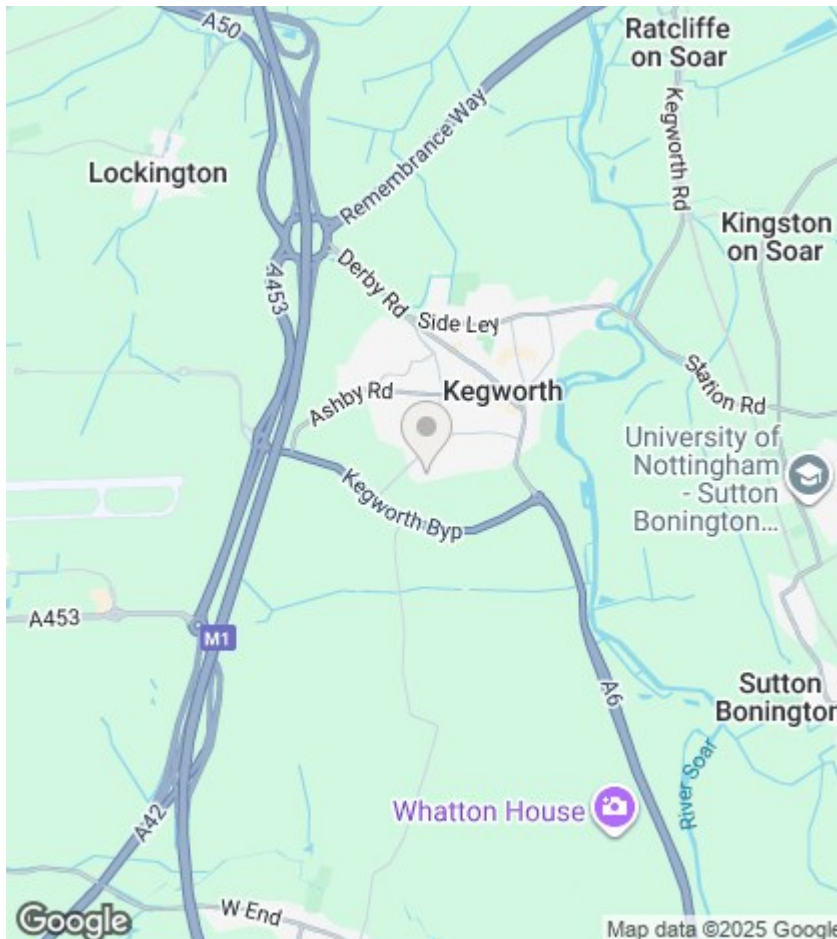
The property benefits from double glazing and central heating throughout.

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. 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.







Directions

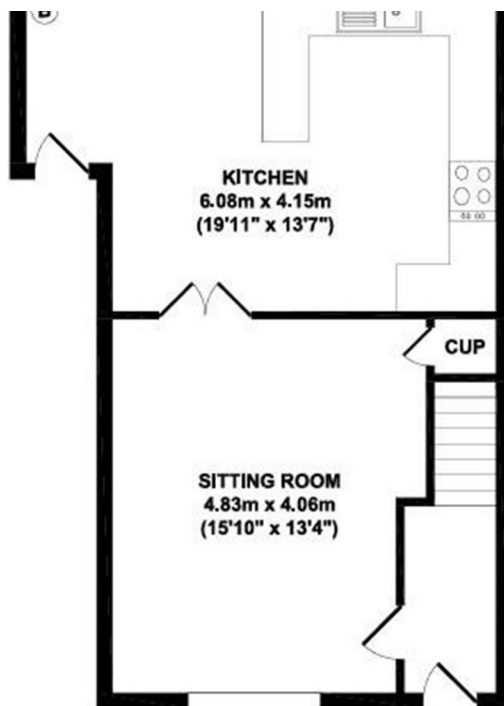
Viewings

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

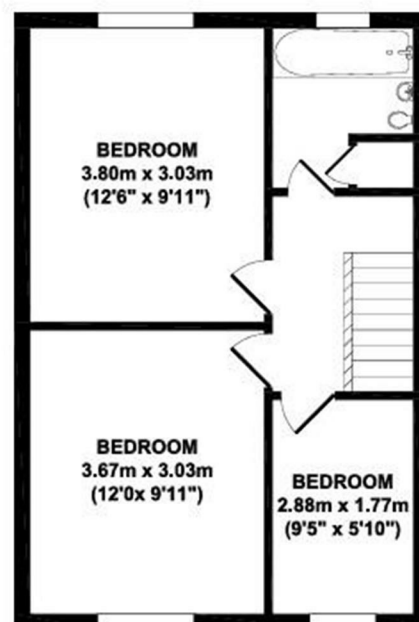
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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