



113 Station Road, Kegworth, Derby, DE74 2FR

£1,700 PCM

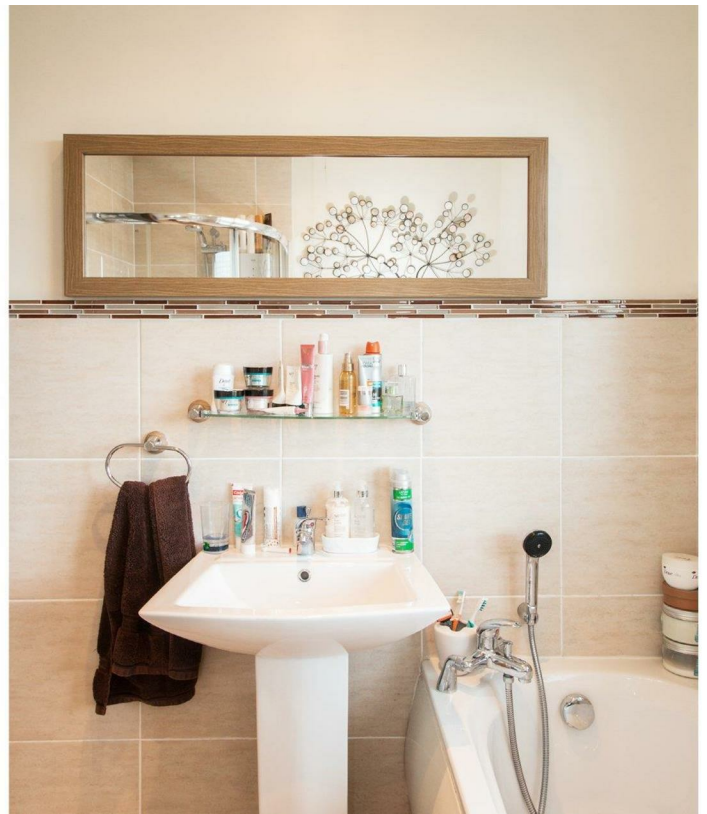
- Great location
- Large modern kitchen diner
- A short walk to campus
- Off-road parking for upto 4 cars
- Fully furnished
- 4 bedrooms
- Large conservatory lounge
- Modern bathroom with white suite
- Garden with secure shed and decking
- Half rent for July

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A 4 bedroom student property in an excellent location close to the SB campus. The property comprises 4 well sized fully furnished bedrooms, a large kitchen diner, a full width conservatory lounge, a modern bathroom, a garden with decking, a shed for bicycle storage and lots of off-road parking.



Council Tax Band: B



A 4 bedroom student home located in the village of Kegworth.

4 fully furnished bedrooms, each bedroom is furnished with a bed, mattress, desk, desk chair and clothes storage.

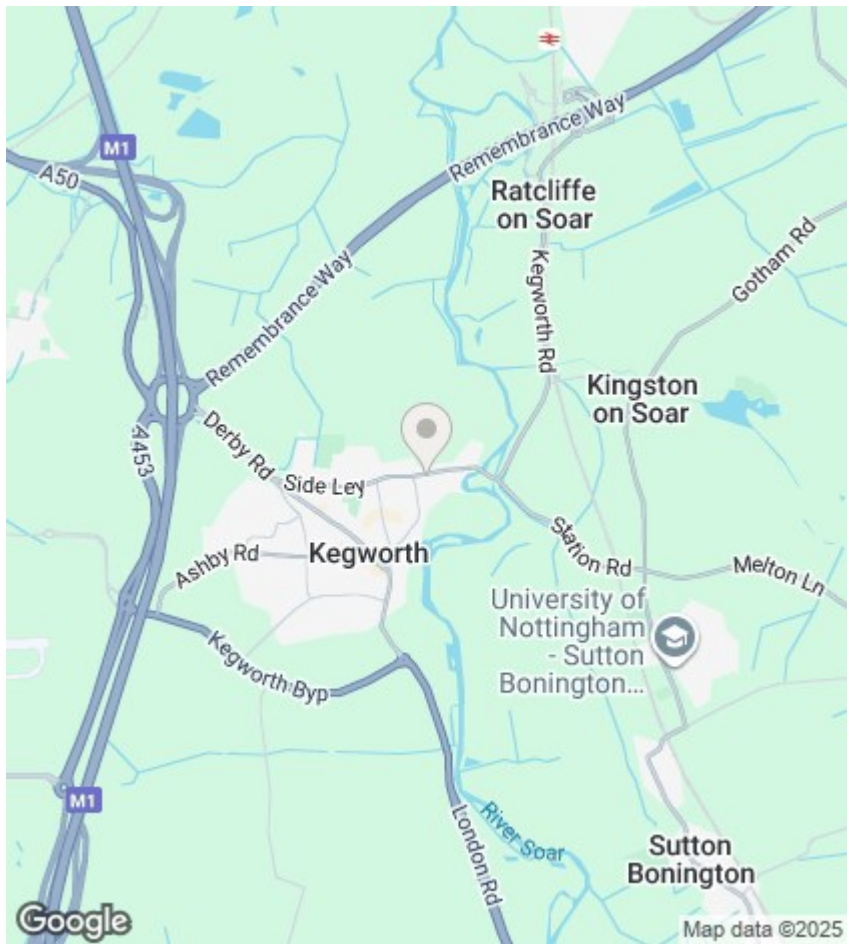
Bathroom with white suite including a full length bath and a separate corner shower.

Large kitchen diner with modern units and all white goods, including a dishwasher.

Full width conservatory lounge, which along with the dining area gives lots of communal space for 4 people.

Off -road parking for 3/4 cars and an easy walk to campus as it's near the river in Kegworth.

Lovely garden overlooking the rear fields with a lockable shed for secure bike storage and a decked area.



Directions

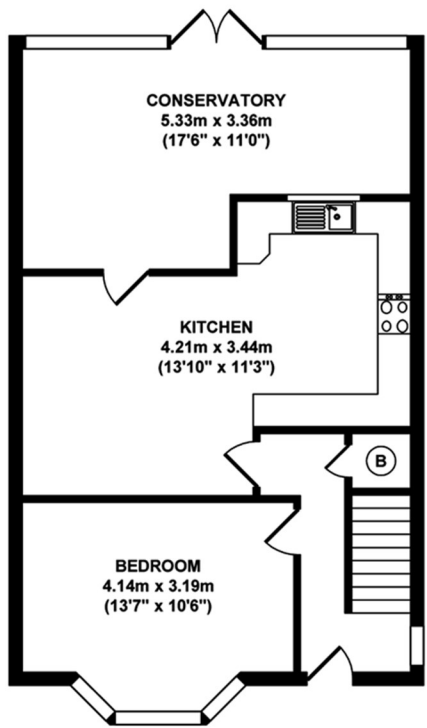
Viewings

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

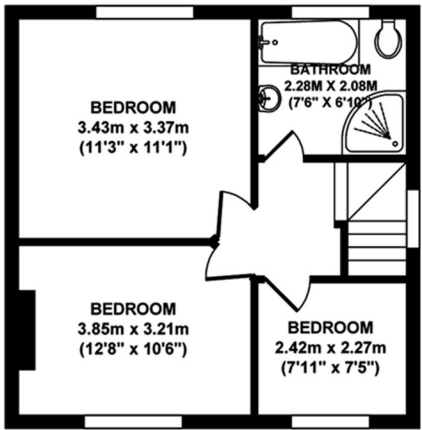
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(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

KEY:
B = BOILER

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