



## 8 Queens Road, Kegworth, Derby, DE74 2FG

Offers Over £200,000

- No onward chain
- Kitchen diner
- Driveway
- Close to local shops and amenities
- Generous plot
- Lounge with real multi fuel fire
- Beautifully decorated and ready to move into
- 2 double bedrooms
- Modern shower room
- Garden with outbuildings



## 8 Queens Road, Derby DE74 2FG

**\*\*No onward chain\*\*** Excellent opportunity to buy a gorgeous home in the heart of Kegworth. Beautifully finished 2 double bedroom home, with large kitchen diner, lounge, modern shower room, a lovely landscaped garden with an outbuilding suitable for a utility room and off street parking. Early viewing is highly recommended.



Council Tax Band: A



Offered to the market with no onward chain, this gorgeous mid terraced property located on a popular cul-de-sac and close to local amenities in the heart of Kegworth village. Comprising 2 generous double bedrooms, a spacious, fitted kitchen diner, a large lounge with wood burner and feature fireplace, modern shower room with white suite, a beautiful private garden with outbuildings and a useful shed and a driveway providing off street parking.

This gem of a property has been recently decorated tastefully throughout and lovingly maintained by the current owner. A great opportunity for first time buyers and downsizers as it is ready to move into. The house has gas central heating and UPVC double glazing throughout. The current owner has recently had a brand new roof and replaced all the gutters and downpipes.

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

##### Kitchen/diner

17'4 x 15'1

Spacious and bright kitchen diner, with beautiful wooden worktops, wooden flooring and ample storage provided by white kitchen units, the kitchen diner has a really contemporary finish. Including an integrated oven with 4 gas hob top burner and extractor hood and an integrated stainless steel sink with drainer and mixer tap. The kitchen diner overlooks the rear garden and has

large windows and modern spotlighting which finish off this bright and airy room beautifully.

##### Lounge

14'9 x 14'5

Large, beautifully decorated L shaped lounge with a feature fireplace with multi fuel burner and a large window with a front facing aspect. The current owner has added a feature panelled wall, new carpet and redecorated in modern white.

#### First floor

##### Bedroom 1

14'5 x 10'5

Large double bedroom with a front facing aspect and storage cupboard. Decorated well and beautifully maintained.

##### Bedroom 2

11'1 x 11'1

Beautifully presented double bedroom with a lovely view over parklands and trees.

##### Shower room

7'6 x 6'2

Modern shower room with a contemporary white suite comprising a low level WC, a hand basin with vanity unit and a double shower unit with glass doors. Spotlighting, quality wooden flooring and white tiles to the walls give the room a really contemporary finish.

##### Outside

To the front of the property there is a front garden with a driveway big enough to allow off street parking for one car and a mature hedgerow for privacy.

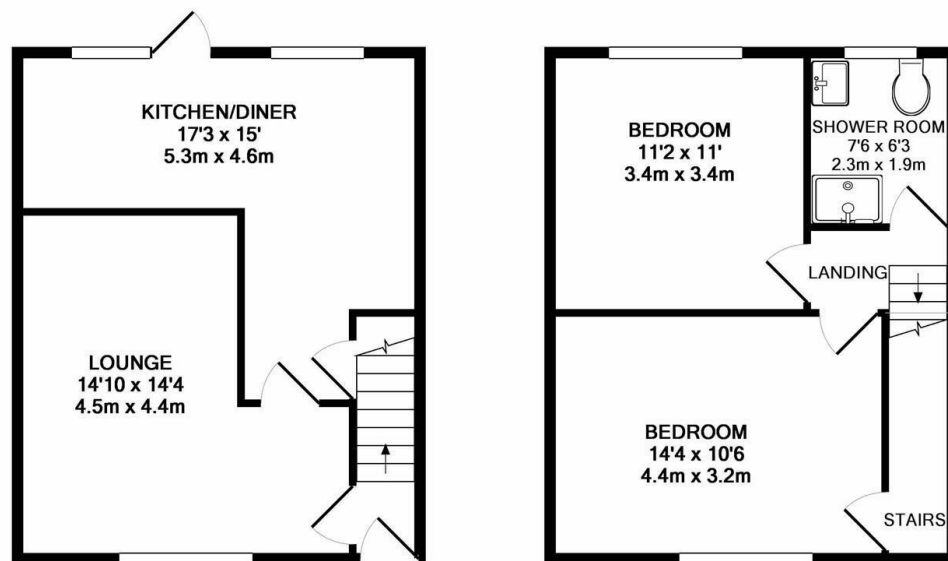
To the rear of the property is a generous landscaped garden which has been lovingly updated and maintained by the current owner. There are two brick built outhouses, one with power and plumbing, which would make an ideal utility room with has space for a washing machine or dryer. The additional outhouse is weatherproof and ideal for storage.

There is a wooden shed with power (lights & sockets) 2 lawned areas, a gravelled area, flower beds, a fenced boundary and 2 boundaries of mature hedges. The garden is not overlooked to the rear.









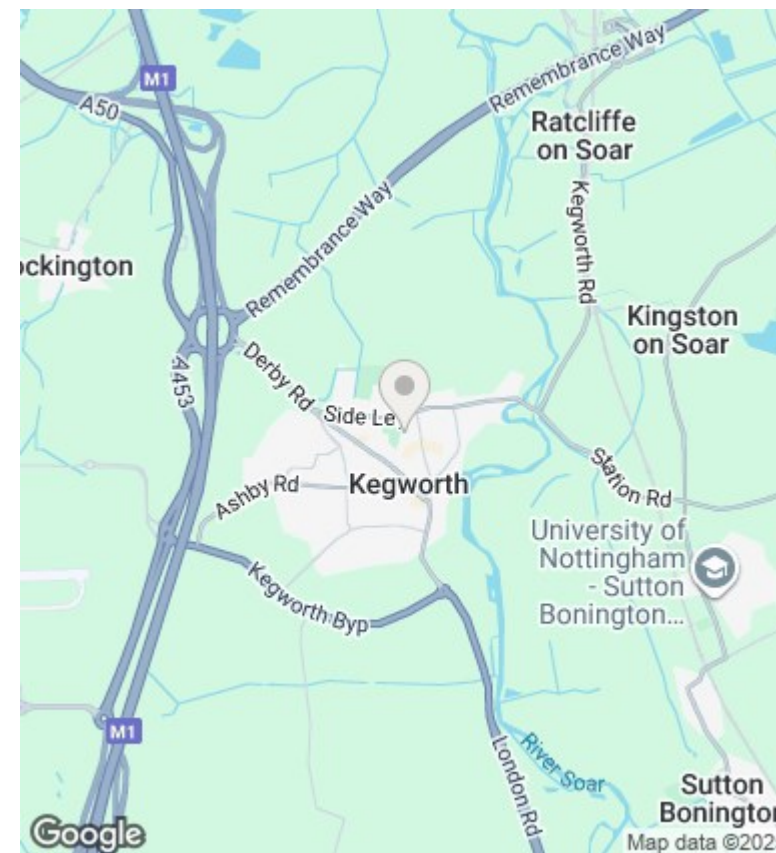
GROUND FLOOR  
APPROX. FLOOR  
AREA 374 SQ.FT.  
(34.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 374 SQ.FT.  
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.5 SQ.M.)

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Directions

## Viewings

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

## Council Tax Band

A

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