



Sideley, Kegworth



£174,995

- TWO BEDROOM MID TERRACE
- CURRENTLY LET
- FIVE YEAR LETTINGS HISTORY
- IDEAL FIRST PURCHASE
- VACANT POSSESSION AVAILABLE
- COMMUNICATION LINKS
- FREEHOLD
- EPC rating E



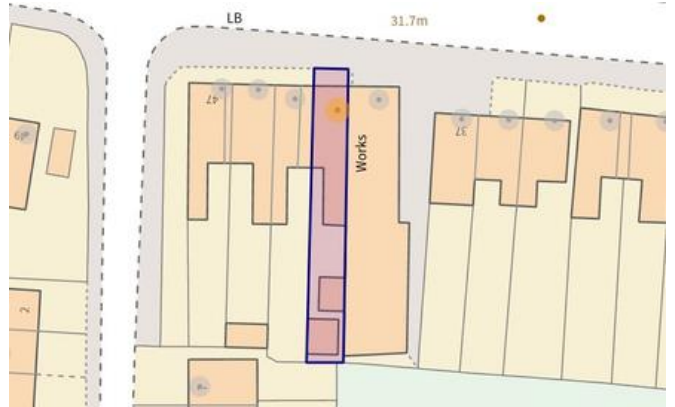
This traditional turn of the century mid property has two separate reception rooms and two double bedrooms whereby the accommodation at first floor is broader than the ground floor with space over the alleyway. The property is for sale with no upward chain.

The property is currently let and therefore ideal for the investor, with the current being in residence for approximately five years with current passing rent of £550 per calendar month. Any new owner will be able to renegotiate the rent with the tenant wanting to stay in residence if possible, equally though the property would appeal to the first time buyer or professional and vacant possession is definitely an option for the current vendor, with Kegworth proving to be particularly popular with it's communication links via the M1, M42, East Midlands Airport, Nottingham University Sutton Bonington campus etc.

Initially on entry there is the sitting room, lounge with under stairs cupboard within, then the kitchen follows on from here and then a rear lobby with double glazed access door.

At first floor the bedrooms span over the alleyway and are both doubles, the second has a cupboard over the stairs. The bathroom is well proportioned comprising of a three piece suite with mains shower over the bath served by the Ideal combination gas central heating boiler in the cupboard behind it.

Outside, at the rear there is a low maintenance concrete and paved yard with then two sheds beyond the timber gate, the garden is private and not overlooked from beyond.



SITTING ROOM

4.69m x 0.83m (15.4ft x 2.7ft)

LOUNGE

3.92m x 3.51m (12.9ft x 11.5ft)

KITCHEN

3.77m x 3m (12.4ft x 9.8ft)

REAR LOBBY

3.6m x 2.02m (11.8ft x 6.6ft)

FIRST FLOOR LANDING

3.5m x 3.47m (11.5ft x 11.4ft)

BEDROOM ONE

3.83m x 3.58m (12.6ft x 11.7ft)

BEDROOM TWO

3.63m x 2.02m (11.9ft x 6.6ft)

BATHROOM

1.48m x 0.8m (4.9ft x 2.6ft)

TO FIND THE PROPERTY

To find the property, from Kegworth village centre proceed along Nottingham Road, go past the cricket pitch on the right and then turn left into Sideley where the property is situated on the left hand side identified by the agent's 'For Sale' board.

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon correct serving of notices on the existing tenant. North West Leicestershire District Council - Tax Band A.

DISCLAIMER

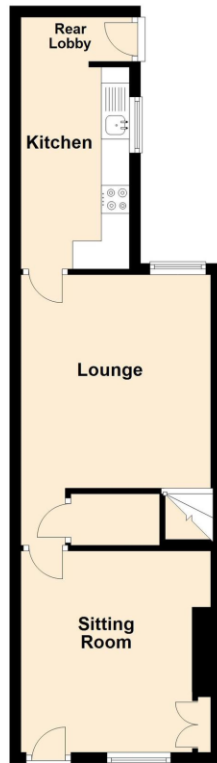
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

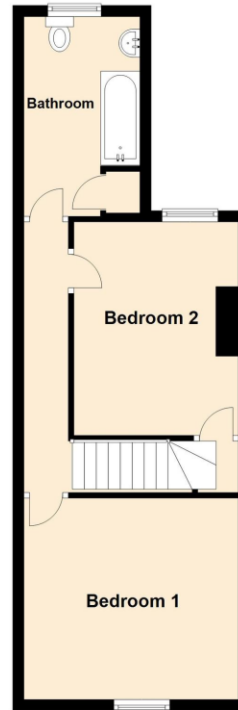
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

Floorplan

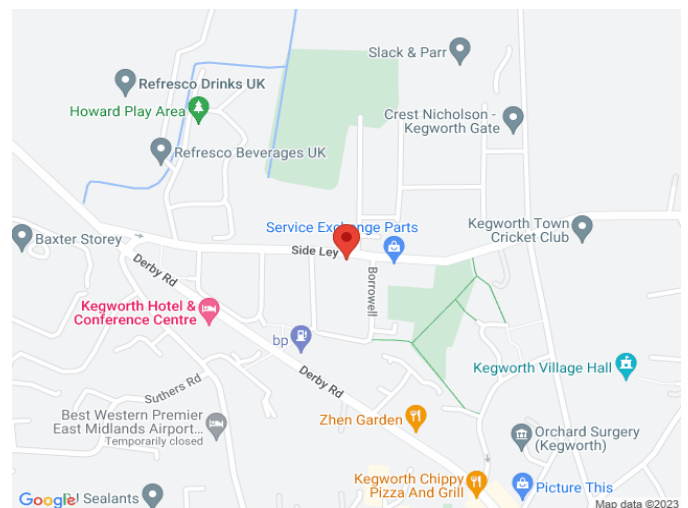
Ground Floor
Approx. 37.7 sq. metres (406.1 sq. feet)



First Floor
Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 78.1 sq. metres (840.6 sq. feet)



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