



Derby Road, Kegworth



**£160,000**

- MID TERRACED PROPERTY
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LEAN TO UTILITY ROOM
- OFF ROAD PARKING
- EXCELLENT COMMUTING NEARBY
- FREEHOLD
- EPC rating D



This nicely presented mid terraced property would make a great home for the first time purchaser, professional couple looking for close commuting nearby and/or investor for rental with Nottingham University Sutton Bonington Campus just a short distance away.

The property is for sale with no chain and offers off road parking, a good sized rear garden with storage outbuildings and is just a short stroll in to the village centre offering an excellent range of shops and amenities.

Enter straight in to a front facing sitting room which leads into the rear lounge and either of these rooms could be utilised as a dining room etc. The rear lounge has a handy under stairs storage cupboard and enclosed staircase leading upstairs and is partially open plan to the kitchen.

The kitchen offers a range of cupboards and drawers with electric cooker point, space for a fridge freezer, ceramic tiled floor, extractor fan and a side entrance door leading into a really useful timber built lean to utility room which has plumbing for a washing machine, ceramic tiled floor, houses the combination gas central heating boiler and with a rear entrance door leading to the garden.

Upstairs there are two double bedrooms with number two having an over stairs storage cupboard whilst the bathroom offers a white modern suite with an over bath electric shower with glass shower screen, ceramic tiled floor and fully tiled walls.



Outside to the front of the property, there is off road parking for one car. The garden to the rear is open with neighbouring gardens making for a great community aspect or indeed if desired there is a possibility of creating a private setting by erecting some fencing.

Good to know: The property has uPVC double glazing throughout, gas central heating powered by the combination boiler.

To find the property, proceed into Kegworth from Loughborough along the A6 on London Road passing through the Market Place arriving on Derby Road where the property is situated three quarters of the way along on the left hand side identified by the agent's 'For Sale' board.

**SITTING ROOM** 3.52m x 3.54m (11'6" x 11'7")

**LOUNGE** 3.52m x 3.56m (11'6" x 11'8")

**KITCHEN** 1.66m x 2.53m (5'5" x 8'4")

**LEAN TO UTILITY** 1.79m x 2.62m (5'11" x 8'7")

**BEDROOM ONE** 3.51m x 5.00m (11'6" x 16'5")

**BEDROOM TWO** 3.10m x 3.50m (10'2" x 11'6")

**BATHROOM** 2.09m x 2.41m (6'11" x 7'11")

## 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 completion. North West Leicestershire District Council - Tax Band B.

## 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

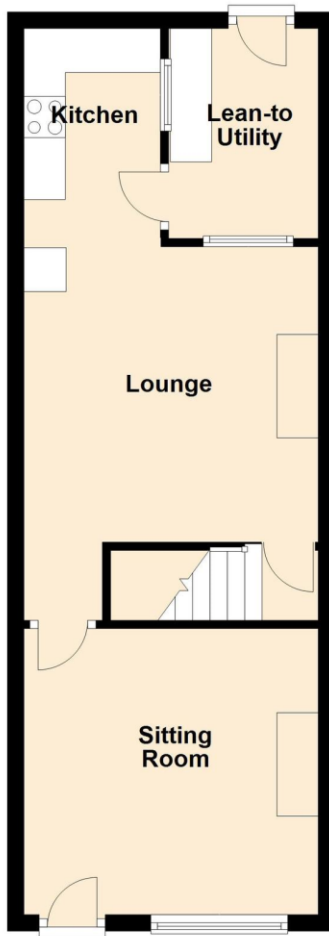
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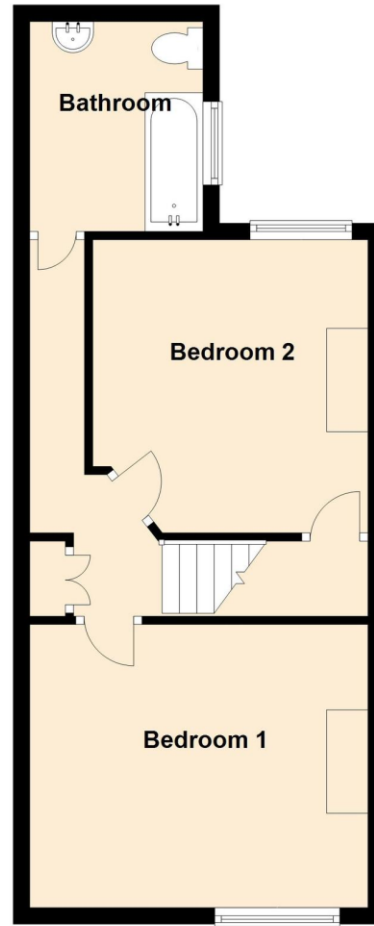
### Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 76.7 sq. metres (826.0 sq. feet)



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