



20a New Street, Kegworth



£185,000

- " PROJECT PROPERTY"
- SEMI DETACHED
- EXTENDED ACCOMMODATION
- TWO RECEPTION ROOMS
- CONSERVATORY
- FULL REFURBISHMENT REQUIRED
- FREEHOLD
- EPC rating E



An exciting chance to fully renovate and upgrade this extended semi detached property, for sale with no chain and occupying this highly convenient edge of village location. The home has been well loved over the years and the gardens are awash with beautiful shrubs, flowers, plants and trees and this includes a brick built storage out building.

Full renovation is required with likely works to include potential rewire, new gas central heating, full redecoration and floor coverings and general decorative styling etc.

Enter through a large porch and in to the entrance hallway which leads off into two of the reception rooms. The lounge diner spans the full length of the property and has sliding patio doors leading out in to the garden and a door into the kitchen which also overlooks the rear.

You can enter the kitchen also via the hallway and it has an under stairs storage pantry housing the electricity consumer unit, gas cooker point, plumbing for a washing machine and currently the floor mounted Baxi gas central heating boiler which is untested.

The side extension creates a sitting room and leads into a brick and uPVC double glazed conservatory with patio doors leading out in to the garden.

Upstairs there are three bedrooms (two double) and the bathroom has a white three piece suite, over bath electric shower and also requiring modernisation.



The location is lovely! Situated upon a horseshoe shaped cul-de-sac and completely screened from the road via mature hedging and trees but with double vehicular gates beyond which lies a single car driveway and paved fore garden. Gated access to the side leads around to the rear of the property with its twisting pathways and mature shrubbery this is completely private, enclosed and not overlooked from beyond.

The location offers just a short walk from the village centre with an excellent range of shops and amenities as well as country and river walks around the corner and just a short distance from Nottingham University Sutton Bonington campus.

To find the property, proceed into Kegworth from the A6 Derby Road entering Kegworth on London Road where upon the sharp left hand bend you should turn right on to Nottingham Road. Proceed to the cross junction turning right on to Station Road taking the second right in to New Street where the property is situated directly ahead as identified by the agents 'For Sale' board.

PORCH 1.85m x 1.68m (6.1ft x 5.5ft)

BEDROOM ONE 3.66m x 3.35m (12ft x 11ft)

ENTRANCE HALL 4.56m x 1.97m (15ft x 6.5ft)

BEDROOM TWO 3.83m x 2.81m (12.6ft x 9.2ft)

LOUNGE DINER 7m x 3.64m (23ft x 11.9ft)

BEDROOM THREE 2.3m x 2.24m (7.5ft x 7.3ft)

KITCHEN 2.79m x 2.41m (9.2ft x 7.9ft)

BATHROOM 2.14m x 2.43m (7ft x 8ft)

SITTING ROOM 3.89m x 2.14m (12.8ft x 7ft)

GARDEN CONSERVATORY 3.01m x 2.09m (9.9ft x 6.9ft)

SERVICES & TENURE

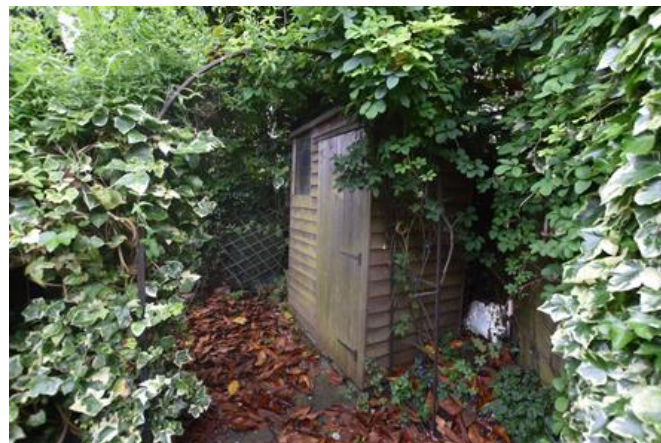
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band C.

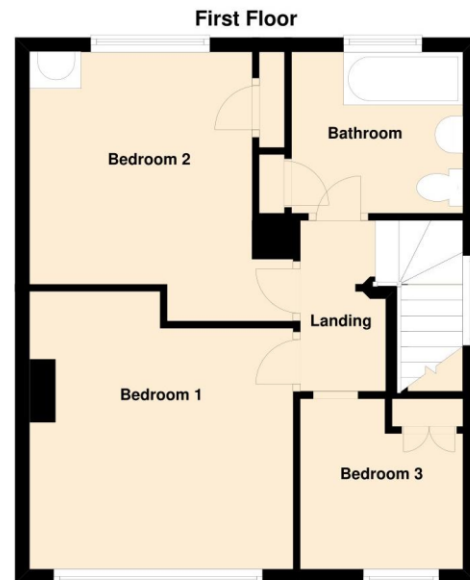
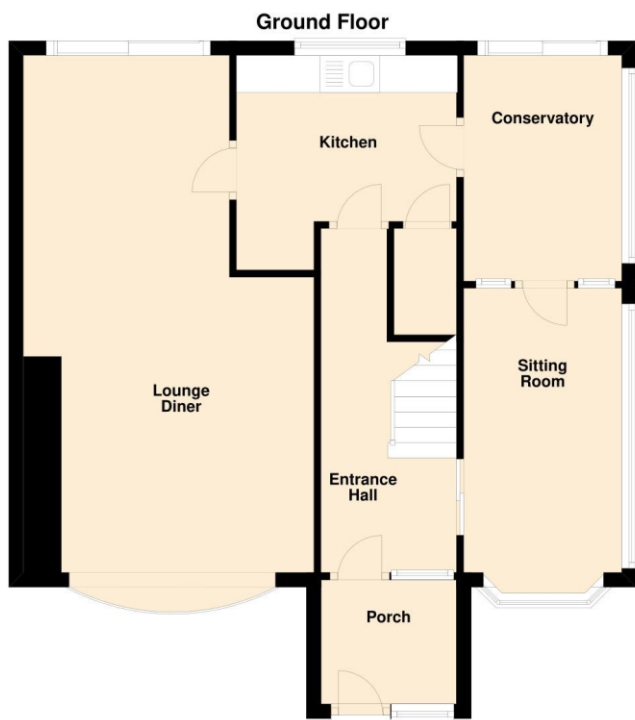
DISCLAIMER

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.







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