



High Street, Kegworth



6



2



1

£250,000

- GREAT INVESTMENT
- GOOD TRANSPORT LINKS
- COMBINATION BOILER
- UPVC DOUBLE GLAZING
- GARAGE AND PARKING
- AIR B AND B
- FREEHOLD
- EPC rating COMING SOON



Welcome to this 6-bed property, situated in the popular village of Kegworth with great commuter links. Currently used as an Air B & B, this house has a unique opportunity for investors enabling them to keep the current set up of individually let rooms or look to rent the entire property.

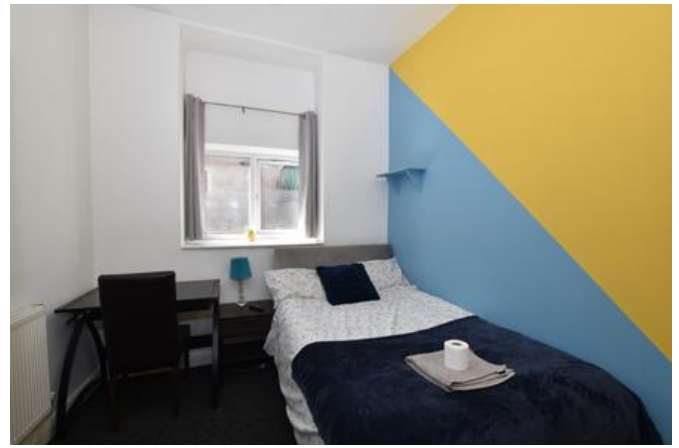
Upon entering High Street, you will notice plenty of windows, allowing as much light into the property as possible. On the ground floor there are three out of six bedrooms, which can be kept as bedrooms or changed into a more practical space for people looking at making this property into a home. Each room on the ground floor is a good size and follows onto the kitchen/dining area where the kitchen has a gas cooker and electric oven. Following on from this is the third bedroom and ground floor bathroom with a power shower.

Upstairs are the other three bedrooms which each fit a double bed and have an additional bathroom, ensuring the property is suitable for a HMO.

Outside is a single garage and an additional parking space, with a local pub and shop nearby.

Good to know: uPVC double glazing throughout, gas combination boiler located in the corner of the kitchen, allocated parking and garage

To find the property: As you exit the M1 towards Kegworth, head onto Derby Road until you get to High Street on your right hand side and follow the road where you will see the for sale board on the left, outside of the property.



DINING AREA 5.65m x 2.1m (18'6" x 6'11")

KITCHEN 3.33m x 2m (10'11" x 6'7")

BEDROOM ONE 2.46m x 5.3m (8'1" x 17'5")

BEDROOM TWO 3.33m x 2m (10'11" x 6'7")

BEDROOM THREE 2.68m x 2.73m (8'10" x 9'0")

BATHROOM ONE 2.3m x 2.16m (7'6" x 7'1")

BEDROOM FOUR 3.44m x 3.69m (11'4" x 12'1")

BEDROOM FIVE 3.45m x 2.22m (11'4" x 7'4")

BEDROOM SIX 2.22m x 3.69m (7'4" x 12'1")

BATHROOM TWO 3.55m x 1.55m (11'7" x 5'1")

SERVICES & TENURE

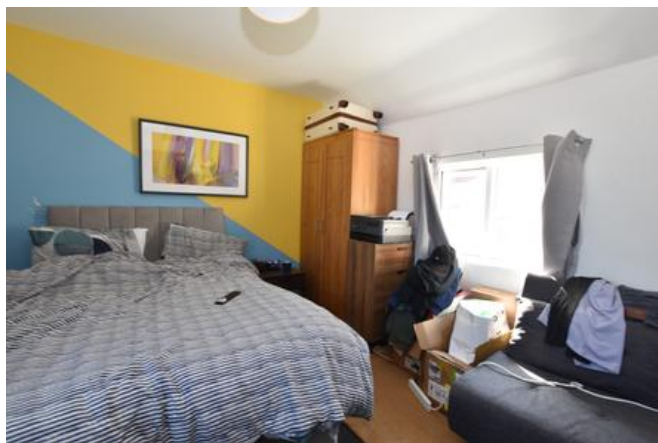
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band TBC WITH VENDOR

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

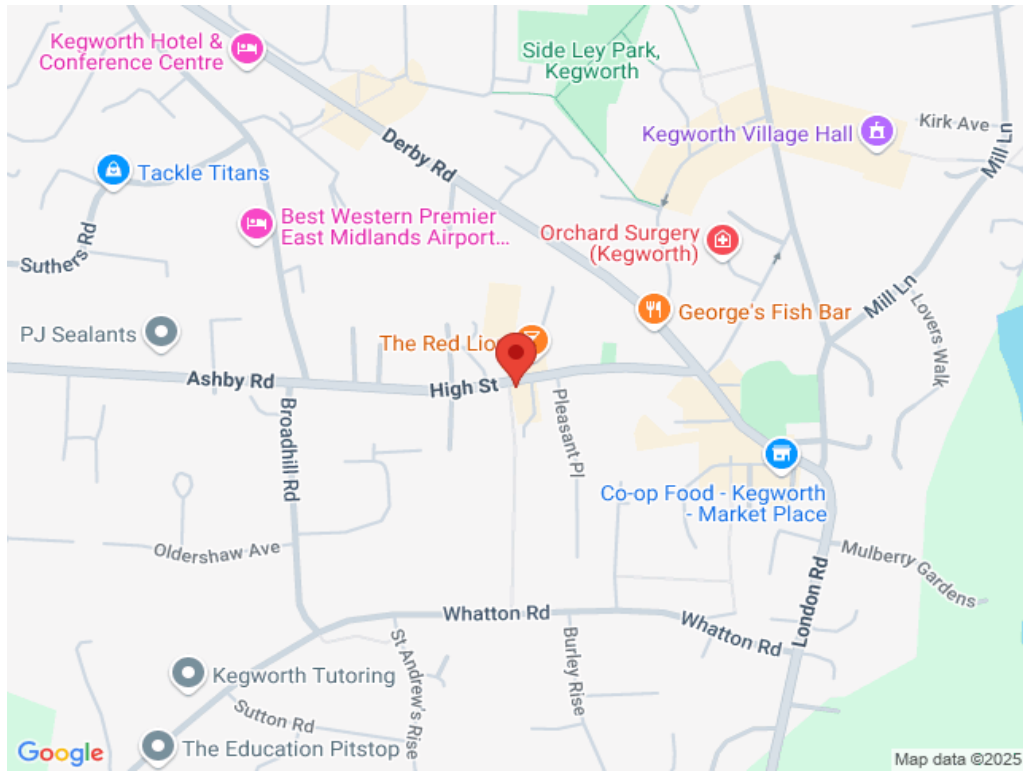
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Total area: approx. 1211.1 sq. feet





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