



## 4A Dragwell, Kegworth, Derby, DE74 2EL

£2,650 PCM

- STUDENT PROPERTY
- Kitchen/living/dining room
- Very close proximity to shops and amenities
- Furnished with modern furniture
- Modern shower room
- 5 double bedrooms, 1 ensuite
- Off-road parking
- Easy to maintain rear courtyard
- White goods included
- Great location

# 4A Dragwell, Kegworth DE74 2EL

**\*\*April Cohort\*\*** 5 double bedroom student property seconds away from Kegworth Market Place. 5 double bedrooms including an ensuite, modern shower room, open kitchen/living/dining area, low maintenance yard and off road parking. Get in touch to arrange a viewing.



Council Tax Band: D



A great, fully furnished 5 bedroom student property in the village of Kegworth.

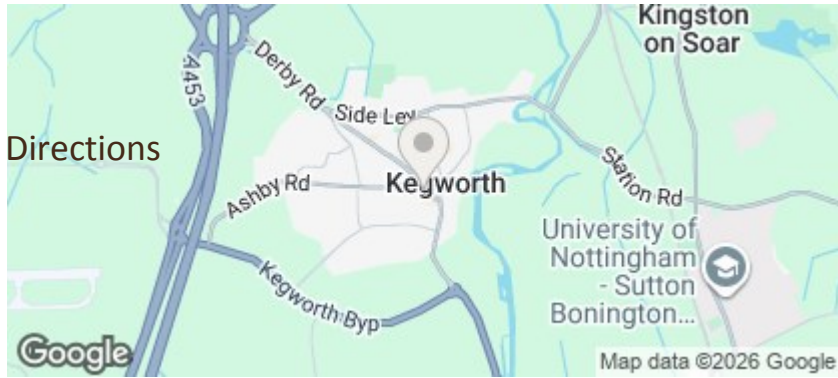
Each bedroom is fully furnished with a double bed, mattress, desk, desk chair and clothes storage.

The property also features a spacious fully furnished kitchen/dining/living area with white goods included.

A modern shower room and one bedroom with ensuite.

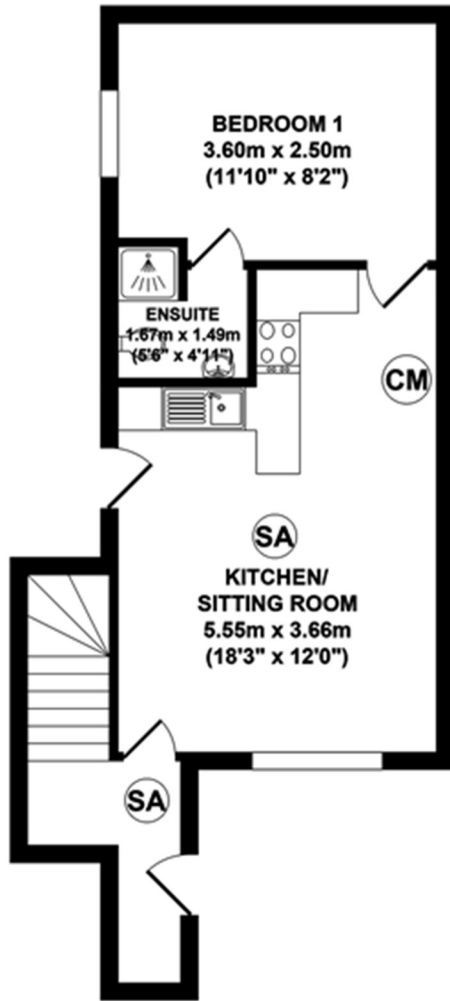
An easy to maintain courtyard with seating and off road parking.

A great location just a moments walk from the village center.



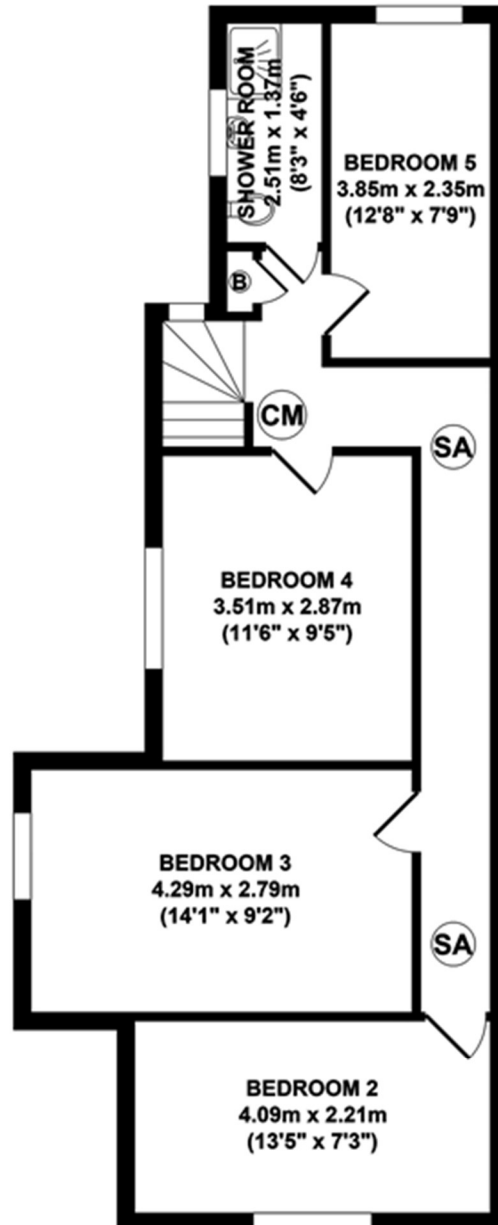
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D



GROUND FLOOR

**KEY :**  
**B = BOILER**  
**SA = SMOKE ALARM**  
**CM = CARBON MONOXIDE DETECTOR**



FIRST FLOOR