



Sideley,  
Kegworth, Derby  
DE74 2FJ

**O/O £210,000 Freehold**



A WELL PRESENTED AND SPACIOUS, TWO BEDROOM MID-TERRACED PROPERTY THAT HAS BEEN REFURBISHED THROUGHOUT TO A HIGH STANDARD, SITUATED WITHIN A VILLAGE LOCATION AND PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this superb example of a two bedroom semi-detached home situated within the heart of Kegworth village. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout whilst being completely refurbished by the current owner with new kitchen, bathroom, roof and décor throughout. This property would be ideal for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, open plan lounge/kitchen/dining space with integrated cooking appliances, a utility room and downstairs WC. To the first floor the landing leads to two generous bedrooms and a three piece family bathroom suite. To the rear there is a garden with a patio area, turf and flower beds.

Located in the popular residential village of Kegworth, close to a wide range of local schools, shops and parks. There are fantastic transport links available such as nearby bus stops and easy access to major road links such as the M1 and A50 with East Midlands Airport and local train stations being just a short drive away.



### Entrance Hall

uPVC double glazed front door, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### Lounge/Kitchen/Diner

20'5 x 10'7 x 14'2 (6.22m x 3.23m x 4.32m)

uPVC double glazed window overlooking the front and rear, laminate flooring, radiator, built in storage cupboards, space for fridge/freezer, integrated dishwasher, integrated electric oven with electric hob and overhead extractor fan, uPVC double glazed door leading to the garden, sink with waste disposal, painted plaster ceiling, spotlights.

### Utility Room

4'7 x 5'1 (1.40m x 1.55m)

uPVC double glazed window overlooking the side, laminate flooring, radiator, space for washing machine, space for tumble dryer, painted plaster ceiling, ceiling light.

### Downstairs WC

2'4 x 5'2 (0.71m x 1.57m)

uPVC double glazed patterned window overlooking the side, laminate flooring, WC with sink, painted plaster ceiling, ceiling light.

### First Floor Landing

Carpeted flooring, painted plaster ceiling, ceiling light.

### Bedroom One

10'7 x 10'6 (3.23m x 3.20m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

### Bedroom Two

6'0 x 9'0 (1.83m x 2.74m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, loft access, painted plaster ceiling, ceiling light.

### Family Bathroom

5'7 x 5'9 (1.70m x 1.75m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, heated towel rail, WC, top mounted sink, bath with mixer tap and shower over the bath with rainfall shower head, painted plaster ceiling, ceiling light.

### Outside

To the front of the property there is ample off street parking for several vehicles via a driveway with a dropped kerb. To the rear there is a garden with a patio area, turf and flower beds.

### Council Tax

North West Leicestershire Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 19 mbps

Superfast 80 mbps

Ultrafast -

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

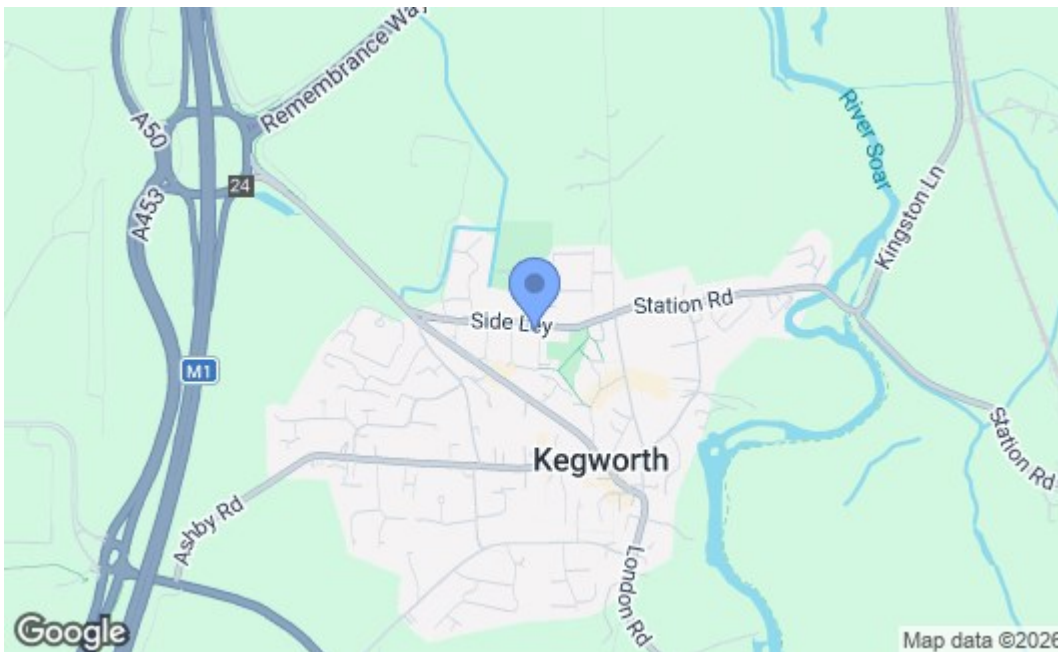


**Robert Ellis**  
ESTATE AGENTS

GROUND FLOOR 1ST FLOOR



These plans are provided for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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