



22 Frederick Avenue, Kegworth, DE74 2FN

£195,000

- Extended home
- Contemporary kitchen
- New boiler
- Modern bathroom
- Close to local shops and services
- Ground floor WC
- Large lounge/diner
- 2 double bedrooms
- Stunning South facing garden
- Popular village location in a cul-de-sac

22 Frederick Avenue, Kegworth DE74 2FN

This is a modern, stylish home that has been lovingly upgraded to create a unique property, providing everything for the modern family. Superb finish throughout with quality fixtures and fittings. The open plan layout is particularly spacious and downstairs has the added benefit of a downstairs cloakroom. Upstairs are two double bedrooms, one with a large storage cupboard and a modern family bathroom with a white suite.



Council Tax Band: A



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This lovely home is ready for the new owners to move straight into. It would also make a good buy to let investment.

The property is located in the popular village of Kegworth. With excellent transport links, it is within commuting distance of Nottingham, Derby, Leicester and London, with regular trains to St. Pancras from East Midlands Parkway railway station and close to the M1 motorway. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The village is also close to Sutton Bonington Campus of Nottingham University and this property would also be a great investment as a buy to let.

Lounge/diner

Formerly two reception rooms, this large reception area has open plan living and dining, woodburner, large understairs storage cupboard and a front facing aspect. There is access through to the full width kitchen via a sliding door. There is also an opening to the kitchen which gives the ground floor an open plan feel and allows in lots of natural light.

Breakfast kitchen

The contemporary fitted kitchen has black gloss base units and white gloss wall units, grey worktops, a sink with mixer tap, contemporary radiator, tiled flooring, an integrated oven with hobtop and extractor, a breakfast bar and space for utilities. There is access through to the downstairs WC and through to the patio area of the garden.

Downstairs WC

Useful downstairs WC.

Bedroom 1

Double bedroom with a front facing aspect and a large storage cupboard. Nicely finished with green decor and neutral carpeting.

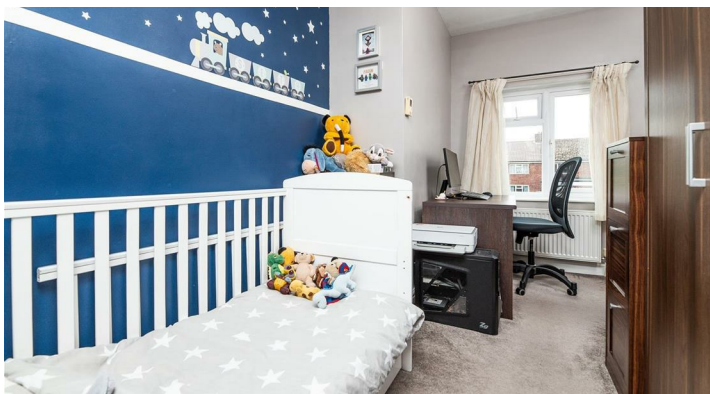
Bedroom 2

Double bedroom with a rear facing aspect. Currently laid out as a small child's bedroom and a home office.

Outside

To the front of the property is a fenced front garden with some mature shrubs. The house has a lovely redbrick facade. There is access to the rear garden which is extensive and beautifully maintained. There is a patio and area of lawn, a shed and some lovely flowerbeds and shrubs. To the rear of the garden there is another area of garden which has a lot of privacy is hardscaped with gravel and has raised beds. The current owners are growing a lot of fruit and vegetables and there is a lovely sitting area which gets the evening sun. The garden is South facing and benefits from lots of sunshine.







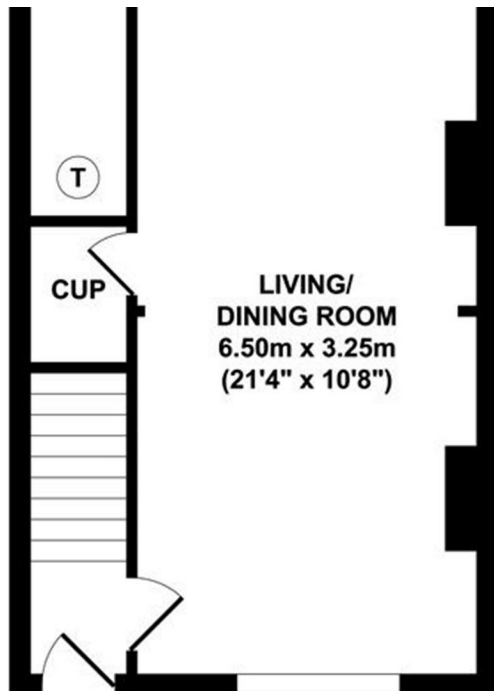
Directions

Viewings

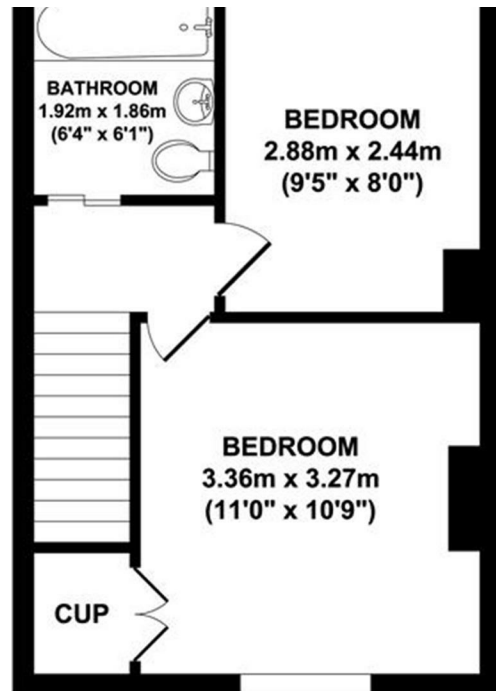
Viewings by arrangement only. Call 01509 674140 to make an appointment.

EPC Rating:

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



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements