



14 Dragwell, Kegworth, Derby, DE74 2EL

£180,000

- No onward chain
- Open plan living
- 2 double bedrooms
- Excellent first time buy
- Charming period property
- Brand new fitted kitchen
- Close to local shops and amenities
- Newly refurbished
- Brand new shower room
- Rear garden with outbuilding

30 Market Place, Kegworth, Derby, Derbyshire, DE74 2EE
01509 674140

contact@lovagehomes.co.uk
<https://lovagehomes.com/>

14 Dragwell, Derby DE74 2EL

****No onward chain**** Newly refurbished period property, with two double bedrooms, brand new kitchen & shower room., rear garden with outbuilding and close to village amenities.



Council Tax Band: A



****No onward chain****

Offered to market with no onward chain, this beautifully refurbished late Victorian mid-terrace cottage is ideally located in the heart of the popular village of Kegworth, just a short walk from local shops and amenities.

Blending period charm with modern finishes, this property is perfect for first-time buyers, downsizers, or investors looking for a ready-to-move-into home.

The accommodation opens into a welcoming lounge, featuring an exposed brick fireplace with wood burner and solid oak mantel, complemented by original ceiling beams and fresh neutral décor. The space flows seamlessly into the open plan kitchen, creating a bright and sociable living area.

The newly fitted kitchen is finished in a stylish dove grey with solid oak worktops, and includes a brand new oven, hob with extractor, sink with mixer tap, dishwasher, washing machine and space for appliances. Spot lighting and wooden flooring complete the contemporary look, with direct access to the rear garden.

Also on the ground floor is a brand new shower room, fitted to a high standard with a walk-in shower, glass screen, vanity basin, WC, and modern grey tiling throughout.

Upstairs, the property offers two well-proportioned double bedrooms. The principal bedroom benefits from fitted mirrored wardrobes and a front-facing aspect, while the second bedroom is finished with wood-effect flooring and fresh décor.

Externally, the property has a small front forecourt with wrought iron railings. To the rear, there is a private garden with lawn, pathway, steps, and useful

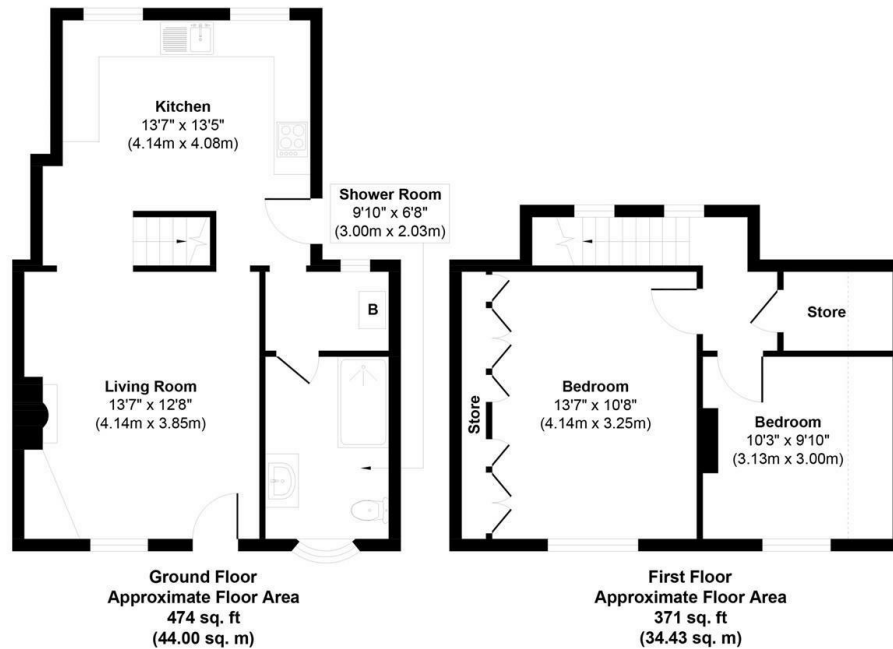
brick outbuildings for storage, accessed via a shared passageway. Additional benefits include double glazing and gas central heating throughout.

Location

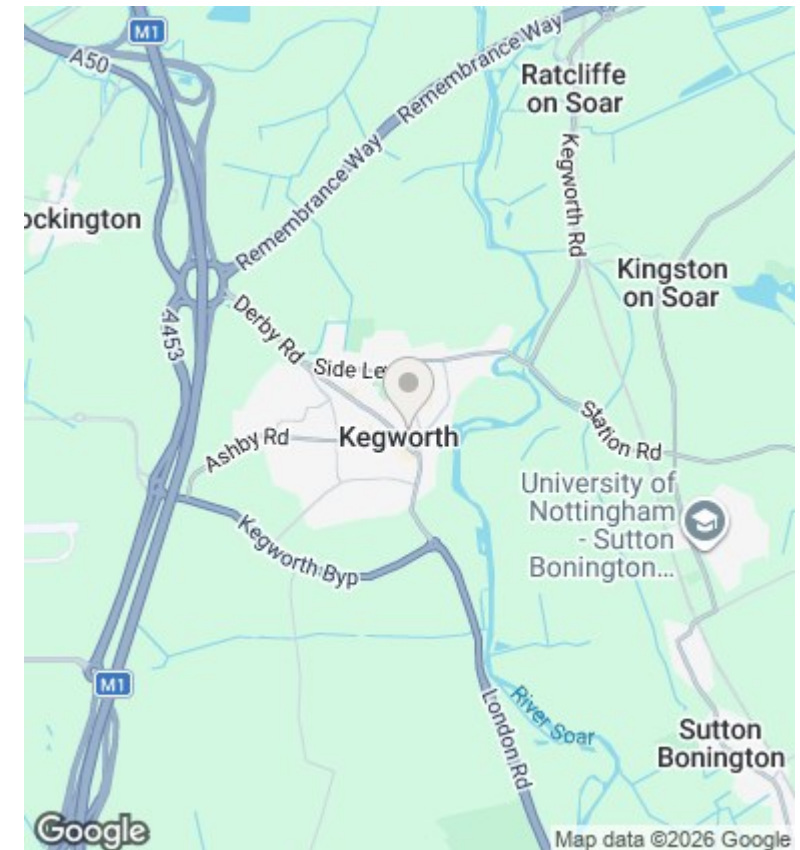
Situated in the highly sought-after village of Kegworth, the property enjoys excellent transport links, with easy access to Nottingham, Derby, Leicester, and London via nearby East Midlands Parkway. The M1 motorway, East Midlands Airport, and Donington Park are all within close reach. Kegworth offers a wide range of amenities including a Co-op supermarket, independent shops, cafés, pubs, GP surgery, pharmacy, and a well-regarded primary school. The village also benefits from a strong community atmosphere, with regular markets and events, and is conveniently located near the University of Nottingham's Sutton Bonington Campus.







Approx. Gross Internal Floor Area 845 sq. ft / 78.43 sq. m



Directions

Viewings

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

Council Tax Band

A

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