94 Whatton Road, Kegworth, DE74 2DT

£290,000

- 4 double bedrooms
- Article 4/ HMO permission
- Spacious lounge
- Detached
- Excellent buy to let opportunity
- Kitchen diner
- Large rear garden
- Fully furnished
- 2 bathrooms
- Driveway with carport

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

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

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** No onward chain** 4 bedroom property currently let in multiple occupancy available.

4 2 1 C

Council Tax Band: D

Description

Excellent opportunity to purchase an HMO with tenants in situ, located in the popular village of Kegworth. 8.1% return on investment at full asking price. Fully furnished 4 bedroom student rental property, close to the Sutton Bonington Campus of the University of Nottingham. Current tenancy in place for 4 students on a joint tenancy at £1900 per month excluding bills. The tenancy commenced in July 2026, providing immediate monthly income for a buy to let investor.

This detached property features 4 double bedrooms, a lounge, well equipped kitchen diner with all white goods, two modern bathrooms and a beautiful garden. The house is in an excellent position in Kegworth, close to local amenities and set back from the road in a quiet spot. The property has all up to date certificates, an electrical safety certificate, a gas safety certificate and an EPC.

Kegworth is a sought after village in North West Leicestershire, popular with families, commuters and students, creating a friendly community feel amongst all. It offers a great range of local amenities, with shops, pubs, restaurants, local businesses and sporting facilities. The village has easy access to the University of Nottingham's Sutton Bonington Campus, and convenient public transport links to Nottingham, Derby and Leicester. It is located just off the M1, with East Midlands Airport, East Midlands Parkway railway station and Donington Park in close proximity.

Living Room

17'10" x 12'4"

Large living room featuring a stone fire place, large bay window, carpeted floor and sofas.

Kitchen

14'6" x 9'9"

Contemporary fitted kitchen with a range of white wall and base storage units, white worktops, orange tiled splashback, tiled flooring, oven with hob and extractor fan, fridge freezer, dining table and chairs.

Shower Room

5'10" x 5'10"

Downstairs shower room fitted with a modern three-piece suite including a walk-in shower, hand basin and WC, tile effect flooring, sand tone tiled walls with integrated shelving and a large frosted window.

Bedroom 1

11'11" x 10'4"

Spacious ground floor double bedroom with neutral décor, large window, rear access door, carpeted flooring, fully furnished with bed and mattress, wardrobe, chest of drawers, desk and chair.

Bedroom 2

10'1" x 9'2"

Ground floor, rear facing double bedroom with neutral décor, large window, carpeted flooring, fully furnished with bed and mattress, wardrobe, chest of drawers, desk and chair.

First floor front Bedroom

11'10" x 11'5"

Front facing double bedroom with neutral décor, large window, carpeted flooring, fully furnished with bed and mattress, fitted wardrobe, chest of drawers, desk and chair.

First floor rear Bedroom

12'5" x 11'10"

Rear facing double bedroom with neutral décor, large window, carpeted

flooring, fully furnished with bed and mattress, fitted wardrobe, fitted desk and chair.

Bathroom

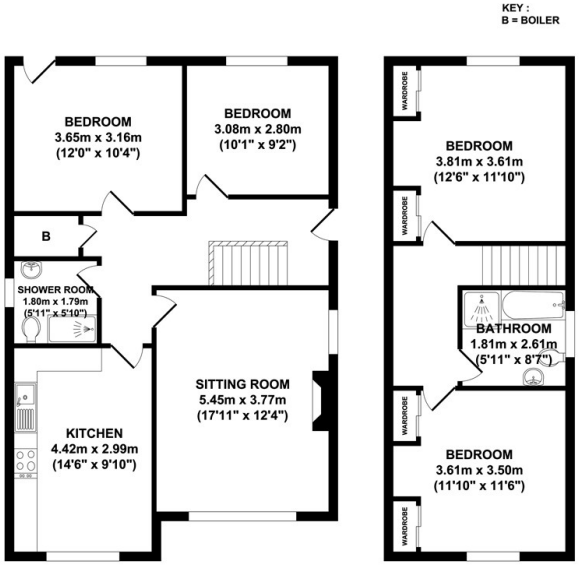
5'11" x 8'6"

Contemporary bathroom fitted with a walk-in electric shower, bath, hand basin and WC. Beige toned tiled walls and tile effect flooring.

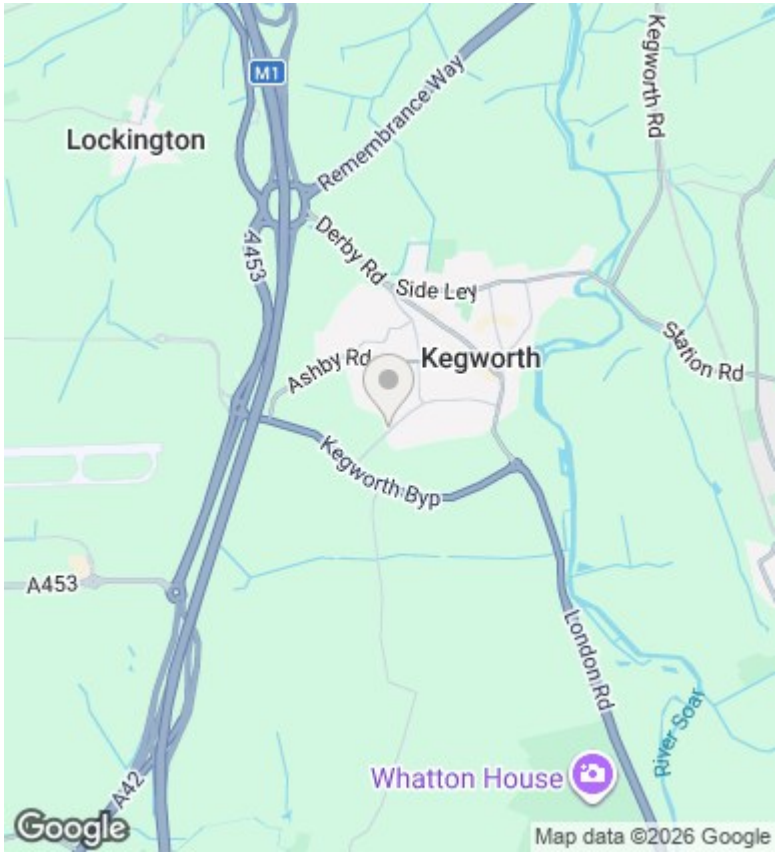
Garden

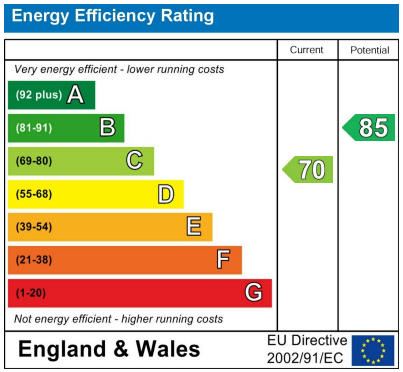
A fabulous rear garden with lawn, patio and flowerbeds, off road parking with a driveway and carport.

94 Whatton Road, Kegworth



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

Viewings

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

Council Tax Band

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