



15 Hollands Way, Kegworth, Derby, DE74 2GQ

Offers Over £300,000

- No onward chain
- Utility area
- Master with ensuite
- Kitchen/diner
- Close to local amenities
- Detached 3 storey home
- Downstairs WC
- Generous lounge
- Walled garden
- Offset garage with parking space

15 Hollands Way, Kegworth DE74 2GQ

****No onward chain**** Excellent opportunity to purchase a 3 storey, 4 bedroom home in popular Kegworth village. Four bedrooms including a master with ensuite, downstairs WC, utility room and offset parking space.



Council Tax Band: E



****No onward chain**** 4 bedroom family home situated in the sought after village of Kegworth is offered to market with no onward chain and empty possession.

Comprising 4 bedrooms, including three doubles, one with an ensuite, downstairs WC, utility area, kitchen/diner, generous lounge, easy to maintain walled garden, modern bathroom and an offset parking space.

It benefits from double glazing and gas central heating throughout and has a current gas safety certificate and a current electrical safety certificate. It has a good EPC rating making it efficient to heat.

The property is well situated, with a 30 second walk to a public park with a dog park, playground and sports facilities and a couple of minutes from local shops and amenities. Kegworth has excellent transport links, it is within commuting distance of Nottingham, Derby, Leicester and London, close to the M1 motorway and with regular trains to St. Pancras from East Midlands Parkway railway station. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The village is also close to the Sutton Bonington Campus of Nottingham University.

Ground floor

Lounge

16'7" x 10'4"

Generous lounge with modern decor including panelling and patio doors to the garden.

Kitchen/diner

16'7" x 9'7"

Modern kitchen with dining area and utility area. The kitchen has cream base and wall units, an integrated oven with hob top and an integrated sink with mixer tap and drainer. There is a utility room via an open archway with plumbing for a washing machine with separate tumble dryer or a combi and dishwasher.

Cloakroom

Useful downstairs cloakroom with a modern white WC and basin.

First floor

Master bedroom

16'7" x 10'5"

Master bedroom with double aspect, a fitted wardrobe and a useful ensuite.

Ensuite

Modern shower room with a white suite comprising a shower cubicle, WC and handbasin.

Bedroom 4

9'7" x 9'6"

Small double bedroom with a front facing aspect, currently used for storage.

Bathroom

Modern bathroom comprising a full sized bath, a WC and hand basin. The bathroom has modern decor and tiling to the walls.

Second floor

Bedroom 2

16'7" x 13'9"

Generous double bedroom with sloping ceilings, fitted wardrobes, a velux skylight and attractive decor.

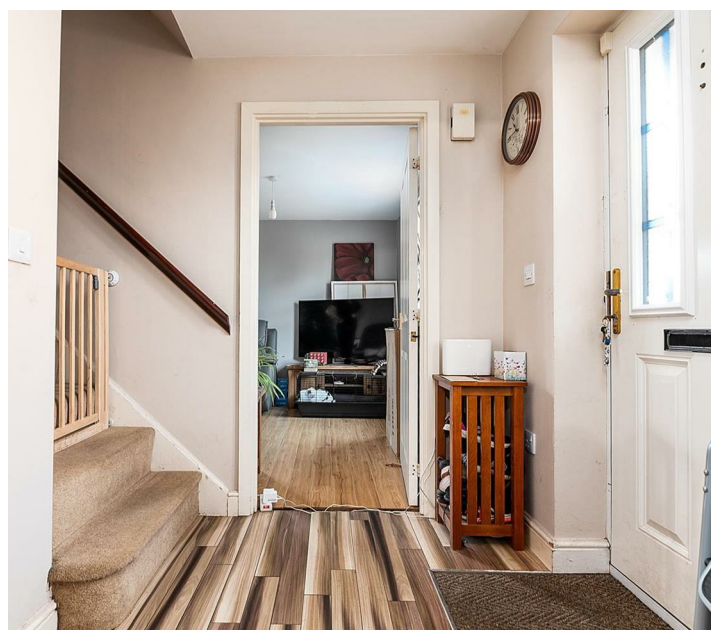
Bedroom 3

16'7" x 10'6"

Double bedroom with sloping ceilings, fitted wardrobes, a velux skylight and attractive decor.

Outside

To the side of the property is an easy to maintain garden with an attractive red brick walled boundary, patio, lawn and a gate with access to the road leading to the allocated parking.







Directions

Viewings

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

EPC Rating:

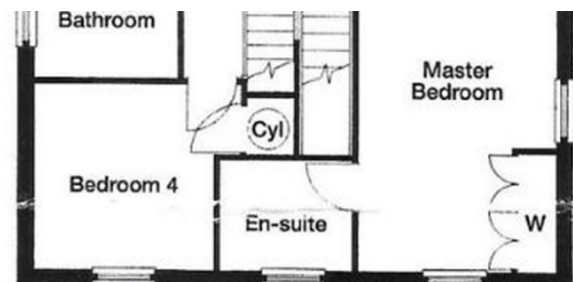
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	87
(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

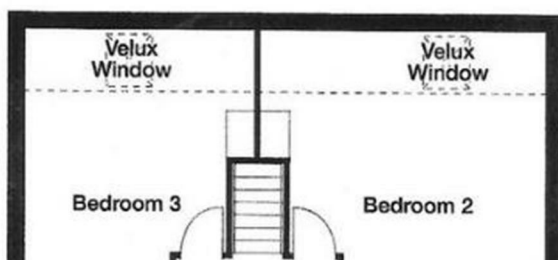
Lounge	5.06m x 3.15m (16'7" x 10'4")
Kitchen/ Dining Area	5.06m x 2.94m (16'7" x 9'7")
Utility Area	2.13m x 1.48m (7'0" x 4'10")



First Floor

Master Bedroom	5.06m x 3.19m* (16'7" x 10'5"*)
Bedroom 4	2.93m x 2.90m (9'7" x 9'6")

* maximum



Second Floor

Bedroom 2	5.06m x 4.20m* (16'7" x 13'9"*)
Bedroom 3	5.06m x 3.22m* (16'7" x 10'6"*)

* maximum