



## 59 Nottingham Road, Kegworth, DE74 2FH

£215,000

- Excellent buy to let opportunity
- Recently redecorated throughout
- Lounge with dining space
- Close to Sutton Bonington campus
- Currently let to 3 students
- Furnished
- Fitted kitchen
- Article 4/ HMO permission
- Three double bedrooms
- Garden with outbuilding



# 59 Nottingham Road, Kegworth DE74 2FH

Excellent opportunity to purchase an HMO with tenants in situ in popular Kegworth village. 6.7% return on investment at full asking price.



Council Tax Band: B



## Overview

Excellent opportunity to purchase a furnished 3 bedroom student rental property in the village of Kegworth, close to the Sutton Bonington Campus of the University of Nottingham. Current tenancy in place for 3 sharers on a joint tenancy at £1200 per month excluding bills. The tenancy commenced in July 2026, providing immediate monthly income for a buy to let investor.

This semi-detached period property features 3 double bedrooms, a lounge/diner, fitted kitchen, modern shower room and an easy to maintain garden with substantial outbuilding. Close to village centre and within walking distance of the University Hopper bus stop. The property has all up to date certificates, an electrical safety certificate, a gas safety certificate and an EPC. It has recently been redecorated throughout and refreshed with a new sofa, blinds, light fittings and flooring.

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.

## Ground floor bedroom

Generous double bedroom with large bay window featuring a fitted desk. Neutral décor with wood effect flooring. Fully furnished with double bed and mattress, chair, wardrobe and chest of drawers.

## Lounge/ Dining Room

Well presented neutral lounge/ diner with wood effect flooring, space for both seating and dining for a comfortable communal area. Includes a new stylish sofa, large rug, dining table and chairs.

## Kitchen

Modern fitted kitchen with a range of white wall and base storage units, dark grey worktops, wood effect flooring, oven with hob and extractor fan, washing machine, fridge freezer, sink below large window which lets in lots of natural light and door providing access to the rear garden.

## Upstairs front bedroom

Spacious double bedroom, front facing room with large window, wood effect flooring, fully furnished with bed and mattress, fitted wardrobe, chest of drawers, desk and chair.

## Upstairs rear bedroom

Rear facing double bedroom, wood effect flooring, fully furnished with bed and mattress, fitted wardrobe, chest of drawers, desk and chair.

## Bathroom

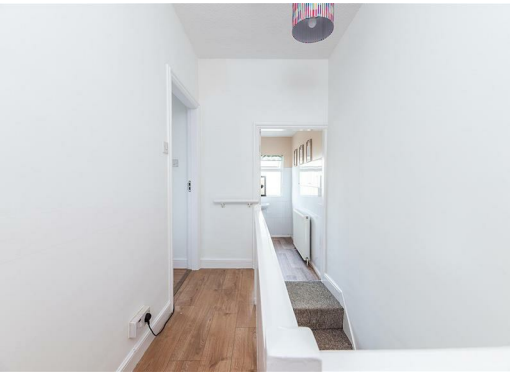
Modern shower room fitted with full size shower cubicle with tiling, shower seat and glass door, WC, hand basin, integrated storage unit featuring a large rear facing window.

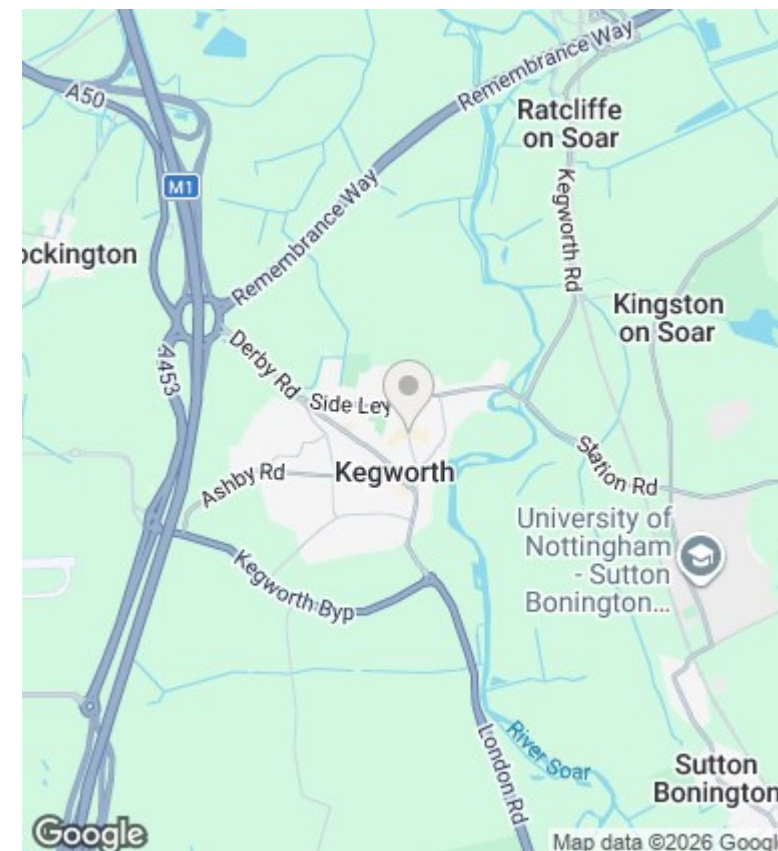
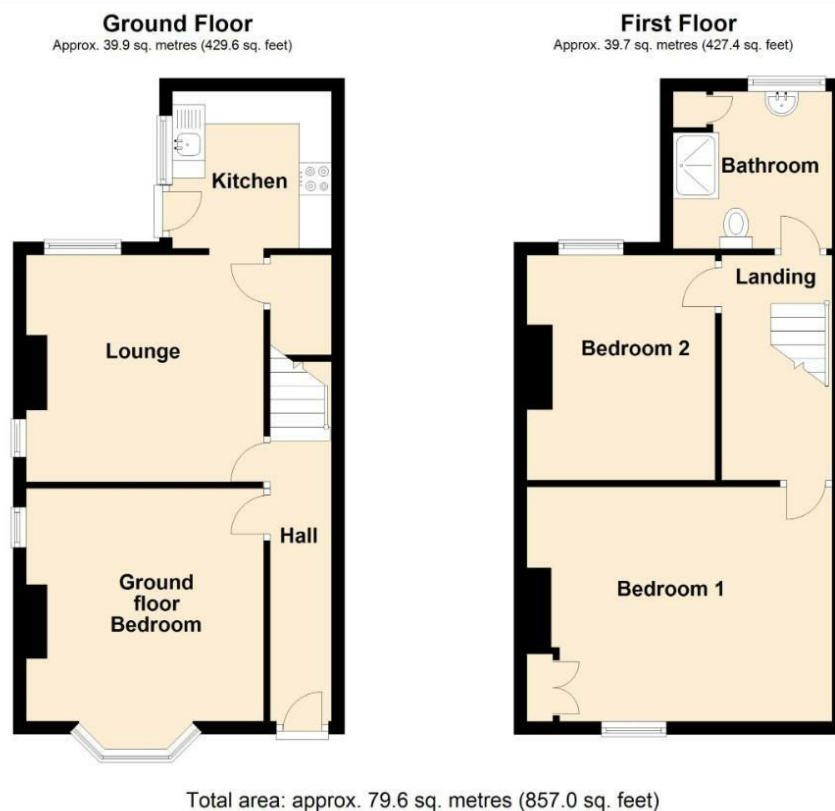
## Garden

Rear garden is mostly landscaped with some gravelled areas and mature shrubs. Low maintenance making it ideal for a buy to let. Substantial outbuilding with opportunity for renovation.









## Directions

## Viewings

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

## Council Tax Band

B

