



15 Bedford Court, Kegworth, Derby, DE74 2YB

£345,000

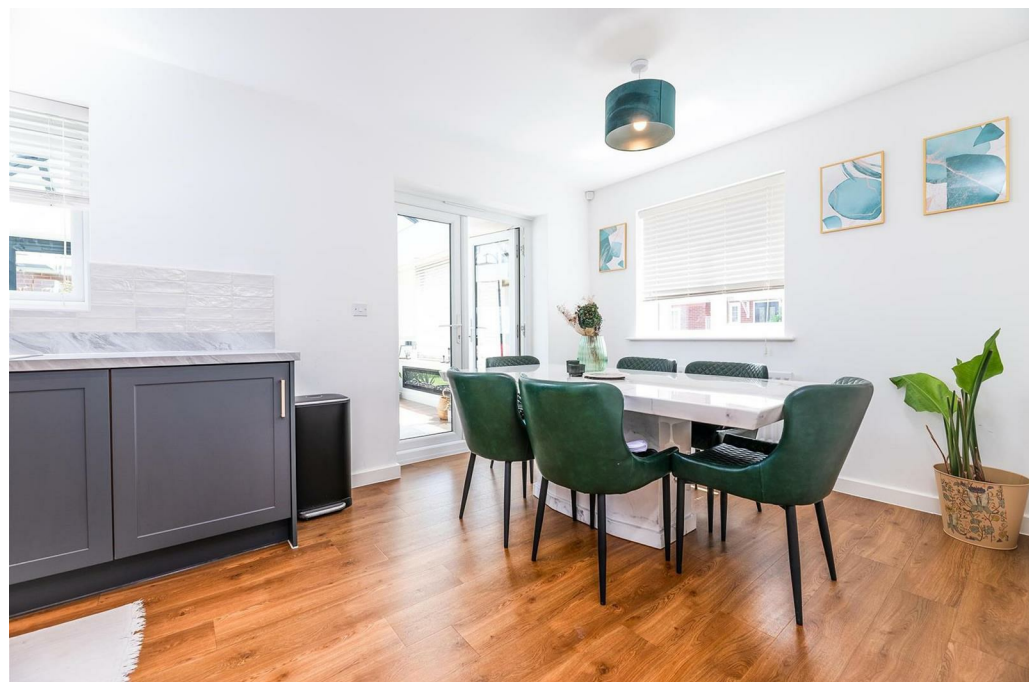
- Nearly new with 6 years NHBC
- Kitchen diner
- Detached
- Downstairs WC
- Stunning garden room
- Master with ensuite
- Private driveway
- 3 double bedrooms
- Full length lounge
- South East facing garden

15 Bedford Court, Derby DE74 2YB

So many added extras, must be viewed to appreciate the luxurious finish and add ons. Ready to move into and benefitting from 6 years of NHBC. Get in touch now to arrange a viewing.



Council Tax Band: D



Immaculate, 3 double bedroom family home situated in a quiet spot in the sought after village of Kegworth. This beautifully presented home is bursting with extra upgrades, most notably a spacious garden room with vaulted ceiling and bifold doors and fitted wardrobes and shelving, wooden floors, air conditioning, and much more.

Beautifully designed and nestled on a quiet cul-de-sac on a sought after, modern development. Briefly comprising 3 double bedrooms including a master with ensuite, stunning kitchen diner, full length lounge, stunning garden room providing another reception room, downstairs cloakroom, family bathroom, rear garden and driveway.

The house is neutrally decorated throughout, allowing the new owners an opportunity to put their personal touches into the home to make it their own. It benefits from double glazing and gas central heating throughout. The home is less than 4 years old and benefits from 6 years NHBC warranty.

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 close to Sutton Bonington Campus of Nottingham University and close to some good schools like Kegworth County Primary School and Sutton Bonington Primary School.

Ground floor

Kitchen/Diner

18'4 x 9'8

The stunning kitchen has a range of grey wall and base units which provide lots of storage, wooden flooring, tiled splash backs and modern grey, marble effect worktops. Integrated appliances including a double fan oven, a gas hob and a stylish hood, dishwasher, a large sink with drainer and an integrated fridge/freezer. The wooden flooring continues to the dining part of the kitchen diner, which is spacious and has room for additional storage or a living area if preferred. The kitchen/diner has a double aspect providing lots of natural light and contemporary lighting. There is access through to the hallway and the garden room.

Lounge

18'4 x 9'5

Full length lounge, with a box bay window, a double aspect and wooden flooring. The white decor and natural light make this a really bright and welcoming reception room.

Garden room

Gorgeous garden room/conservatory added on by the current owners. This spacious extra reception room is laid out as a lounge but has flexible use. It has all the modern conveniences including heating, air conditioning, bifold doors, spotlighting, decorative electric fire, wooden flooring and a vaulted glass ceiling. Must be viewed to appreciate this fantastic space.

Downstairs WC

Downstairs WC with modern white suite and neutral decor.

First floor

Master bedroom

14'1 x 9'8

Generous, full length, double bedroom with a side facing aspect, neutral decor, fitted wardrobes and a stylish ensuite. The room is finished with wooden flooring and air conditioning.

Ensuite

Modern ensuite with double shower with glass doors, basin and WC. There is a ladder style radiator, wooden flooring and tiles to the walls.

Bedroom 2

9'8 x 9'5

Double bedroom with neutral modern decor, wooden flooring, fitted oak shelving and a rear facing aspect.

Bedroom 3

9'8 x 8'7

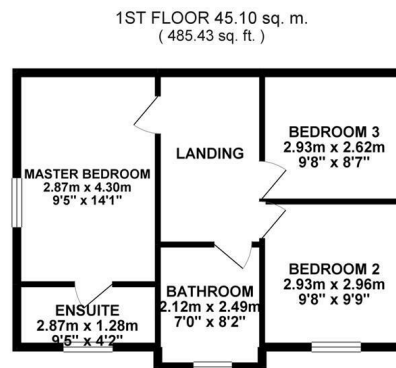
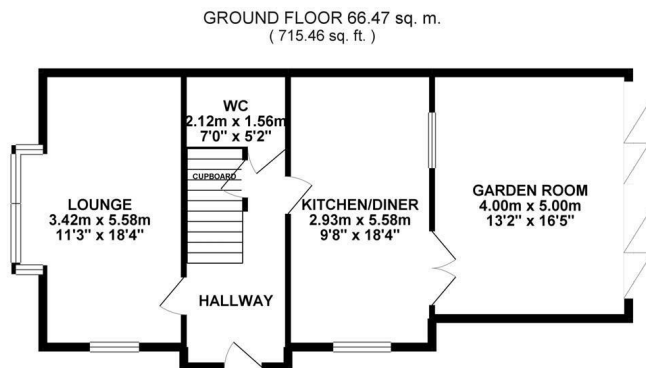
Double bedroom currently used as a dressing room with modern white fitted wardrobes and dressing table. The third bedroom has neutral decor, wooden flooring and a front facing aspect.

Family bathroom

Modern spacious bathroom with full sized bath with shower over, WC and hand basin. The bathroom has a contemporary finish with wooden flooring, tiled walls and a ladder style radiator.

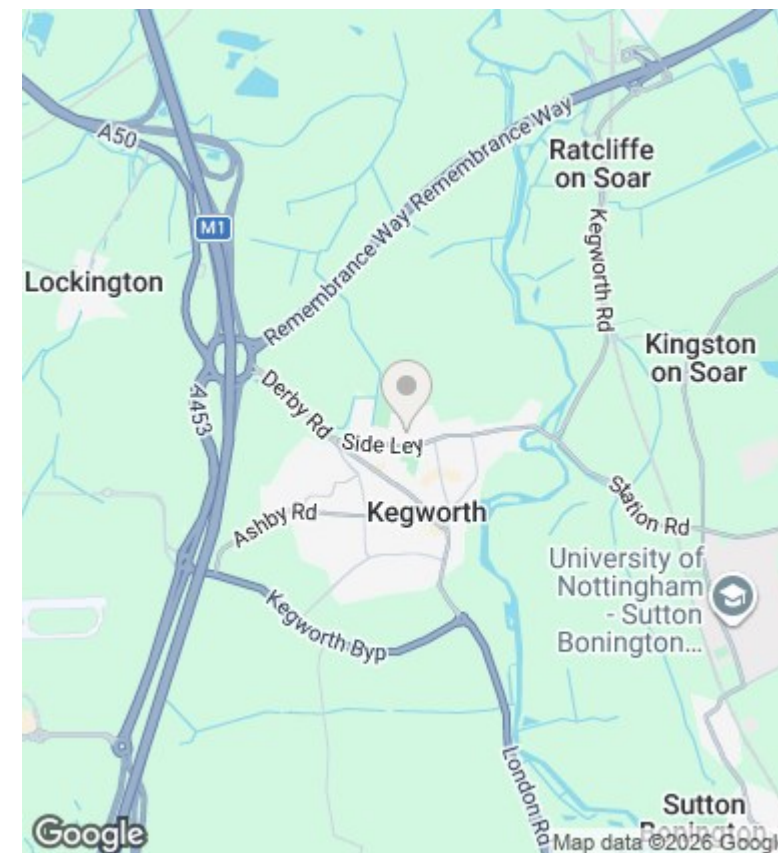
Outside

The property has a private driveway and a garden with an area of lawn and flowerbeds.



TOTAL FLOOR AREA : 111.57 sq. m. (1200.89 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

D

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