



## 32 Ashby Road, Kegworth, Derby, DE74 2DH

Offers Over £200,000

- Newly renovated and decorated
- Brand new kitchen
- 2 double bedrooms
- Larder
- Utility room
- Walk-in wardrobe
- Spacious bathroom
- Downstairs WC
- Generous lounge with fitted storage
- Private rear garden

# 32 Ashby Road, Derby DE74 2DH

Excellent opportunity to purchase a newly renovated Victorian 2 bed terrace in the heart of Kegworth village.



Council Tax Band: A



Excellent first time buy or investment property in the popular village of Kegworth. Set over three storeys with 2 double bedrooms, including one with a walk in wardrobe, newly refurbished breakfast kitchen with larder, lounge with fitted storage, bathroom with full sized bath, utility room, downstairs WC and an easy to maintain garden.

The home has double glazing and gas central heating throughout.

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 also close to Sutton Bonington Campus of Nottingham University.

#### Ground floor

##### Lounge

12'1 x 13'2

The front door of the home enters into a generous lounge with bespoke fitted shelving and storage, a bay window, new oak windowsill, spotlighting, contemporary decor and wooden flooring. The flooring continues through to the kitchen.

##### Kitchen

Stunning kitchen which has been recently renovated and has enough space for a dining table and chairs. It has a range of sage green wall and base units, drawers and display cupboards and solid oak worktops. It has an integrated fridge/freezer, integrated oven and microwave, gas hobtop and integrated dishwasher. There is a Belfast style sink with mixer tap, an understairs cupboard which is utilised as a larder, neutral decor and wooden flooring finish off the lovely kitchen.

##### Utility room

The current owners have added a useful utility room which houses a washer dryer and some additional storage. The utility room has spotlighting, wooden flooring and a uPvc door with access through to the rear garden.

##### WC

The downstairs WC is off of the utility room and has a WC, white decor and wooden flooring.

#### First floor

##### Bedroom

12'1 x 11'7

Beautifully decorated, this double bedroom has a walk in wardrobe, decorative original fireplace and a front facing aspect. The current owners have renovated the room including the addition of the walk-in wardrobe, feature panelling to the walls and new carpet and decor.

##### Bathroom

Bathroom with a white suite comprising a full sized bath with shower over, hand basin and WC, there are white tiles to the walls and wooden flooring.

#### Second floor

##### Bedroom

11'0 x 13'5

Generous double bedroom with vaulted ceiling, eaves storage and a Velux skylight. The room has been decorated in shades of pink with new neutral carpeting.

##### Outside

The front of the property has a garden, hedged boundary and steps up to the attractive navy blue composite front door with a slated canopy roof.

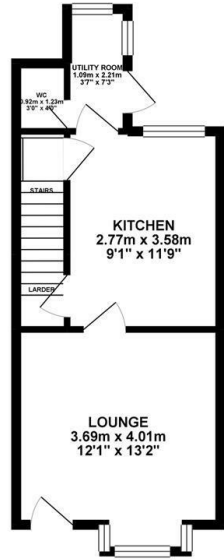
There is access across the neighbours garden if required to the rear garden.

To the rear of the property is a neat and easy to maintain rear garden with a raised lawn with steps, flowerbeds, a small patio area and a fenced boundary. The garden has mature trees beyond the rear boundary providing privacy.

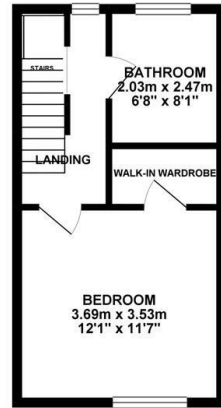




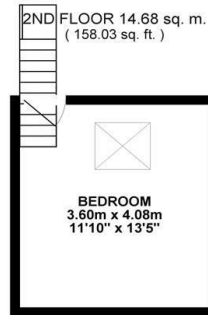
GROUND FLOOR 30.49 sq. m.  
( 328.23 sq. ft. )



1ST FLOOR 26.23 sq. m.  
( 282.36 sq. ft. )

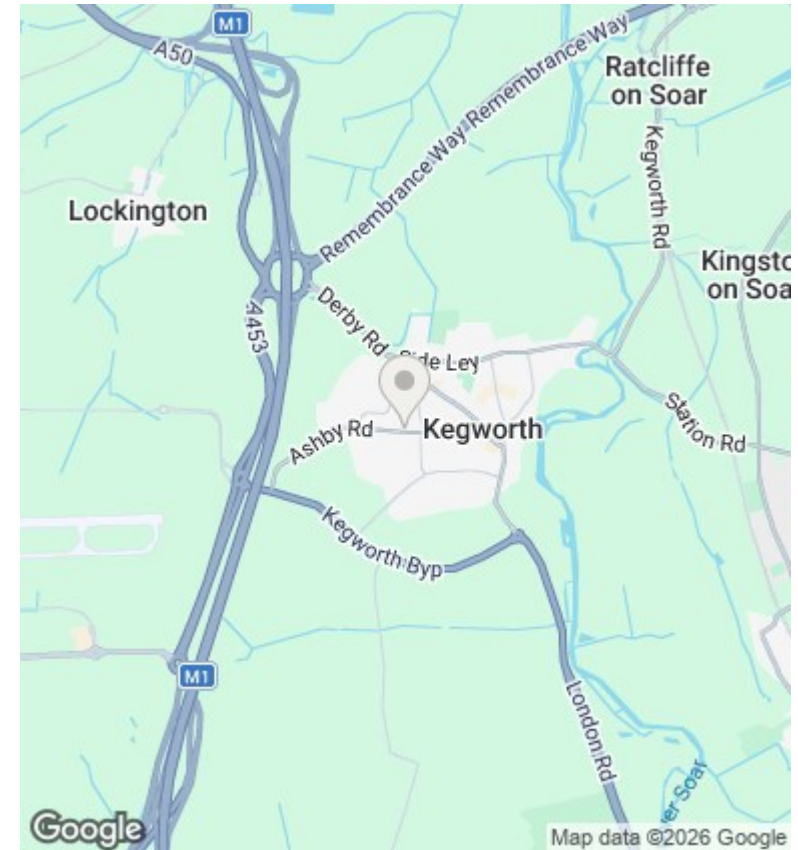


2ND FLOOR 14.68 sq. m.  
( 158.03 sq. ft. )



TOTAL FLOOR AREA : 71.41 sq. m. ( 768.62 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts 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

A

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 60                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |