



**Derby Road, Kegworth**



**welcome to**

## **Derby Road, Kegworth**

NO UPWARD CHAIN! A rare visitor to the market, offering opportunity for a new owner to put their own stamp on what is a lovely traditional period home. This property makes an ideal family home or investment opportunity.

### **Entrance**

Entrance to the property is via the front door into a small porchway and through to the lounge.

### **Lounge**

19' 7" x 15' 4" ( 5.97m x 4.67m )

The lounge has a gas fireplace with a stone hearth, two bay fronted windows, coving to the ceiling, access through to the kitchen diner and a upvc double glazed window to the front elevation.

### **Kitchen/Diner**

20' 9" x 10' 5" ( 6.32m x 3.17m )

The kitchen diner has stairs rising to the first floor, vinyl flooring, is fitted with base units, a gas point, windows to the rear, door to the conservatory, space for a fridge freezer, sink with drainer and mixer tap and a gas fireplace.

### **Conservatory**

18' 6" x 8' ( 5.64m x 2.44m )

The conservatory has a door to the rear garden, a upvc double glazed window, carpeted flooring, access through to the workshop,wc and garage, a sink and plumbing for a washing machine.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

### **Bedroom One**

13' 3" x 8' 4" ( 4.04m x 2.54m )

Bedroom one has an original fireplace, coving to the ceiling, carpeted flooring and a upvc double glazed window to the front elevation.

### **Bedroom Two**

10' 8" x 13' ( 3.25m x 3.96m )

Bedroom two has an original fireplace, carpeted flooring, coving to the ceiling and a upvc double glazed window to the front elevation.

### **Bedroom Three**

11' 8" x 7' 4" ( 3.56m x 2.24m )

Bedroom three has carpeted flooring and a upvc double glazed window to the rear elevation.

### **Bathroom**

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, wc, hand wash basin, has an emersion heater, tiled flooring, tiled backsplash, freestanding airing cupboard and a upvc double glazed window to the rear elevation.

### **Outside**

To the front of the property there is access to the front door and garage. To the rear of the property there is a greenhouse, patio seating area, is laid to lawn, has mature shrubs and is enclosed to the rear.



## Garage

35' 9" x 9' 1" ( 10.90m x 2.77m )

The garage is brick built, has a door to the kitchen, a door to the garden, a wc and a path that leads to the patio seating area. There is ample storage space above the garage which is accessed via a loft hatch.

## Agents Notes

The sale of this property is subject to Grant of Probate. Please seek update from Branch with regards to potential time frames involved



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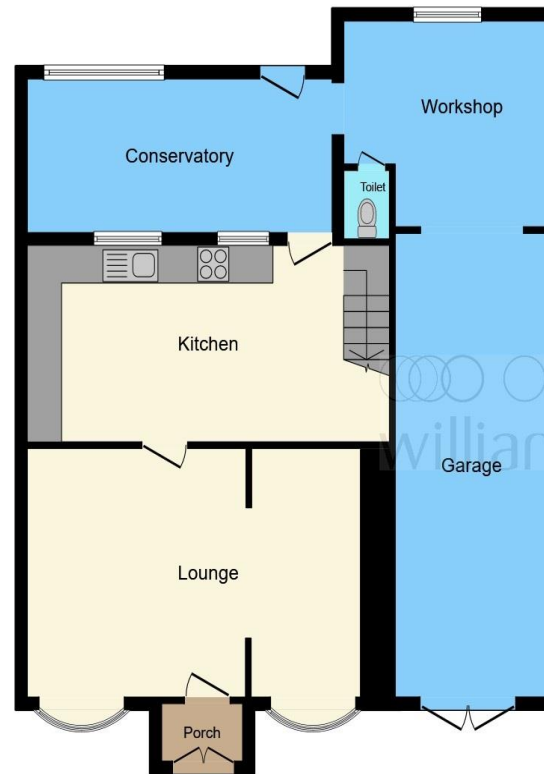
welcome to

## Derby Road, Kegworth Derby

- Double Width Plot
- No Upward Chain
- Three Well-proportioned Bedrooms
- Conservatory
- Integral Garage

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£280,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115046 - 0016

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