51 Bridgefields, Kegworth, Derby, DE74 2FW

£250,000

- Excellent buy to let opportunity
- Furnished
- Downstairs WC
- Off-road parking
- Article 4/ HMO permission
- Modern bathroom
- Closest house in Kegworth to Sutton Bonington Campus
- 3 Double Bedrooms
- Utility room
- Generous garden

30 Market Place, Kegworth, Derby, Derbyshire, DE74 2EE
01509 674140

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https://lovagehomes.com/

51 Bridgefields, Kegworth DE74 2FW

Excellent opportunity to purchase an HMO with tenants in situ in the popular village of Kegworth. Fully furnished 3 bedroom student rental property, close to the Sutton Bonington Campus of the University of Nottingham. Current tenancy in place for 3 sharers on a joint tenancy at £1440 per month excluding bills. The tenancy commenced in July 2026, providing immediate monthly income for a buy to let investor.

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Council Tax Band: C

Overview

This semi-detached property features 3 double bedrooms, a lounge/diner, fitted kitchen, utility room, modern shower room, additional storage room and off road parking. Located opposite the Anchor pub and University Hopper Bus stop, it is within easy walking distance to Sutton Bonington campus. The property has all up to date certificates, an electrical safety certificate, a gas safety certificate and an EPC.

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.

Kitchen

9'3" x 7'11"

Modern fitted kitchen with a range of light wood effect wall and base storage units, dark grey worktops, tiled splashback, 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.

Living/ Dining Room

13'0" x 11'1"

Lounge/diner with a feature wall, carpeted floor, wood burner, flat screen TV, dining table and chairs, coffee table and sofa.

Utility Room

13'1" x 4'5"

Large utility room with useful extra storage units, washing machine, drying space and downstairs WC.

Groundfloor Bedroom

13'0" x 10'11"

Spacious double bedroom, front facing, carpeted flooring, fully furnished with bed and mattress, wardrobe, chest of drawers, desk and chair.

Bedroom 1

13'0" x 10'11"

Generous double bedroom, front facing, carpeted flooring, fully furnished with bed and mattress, fitted wardrobe, chest of drawers, desk and chair.

Bedroom 2

10'10" x 8'9"

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

Bathroom

5'9" x 4'11"

Modern monochrome tiled bathroom fitted with a modern three piece suite, featuring a full length bath and electric shower, hand basin and WC.

Spare Room

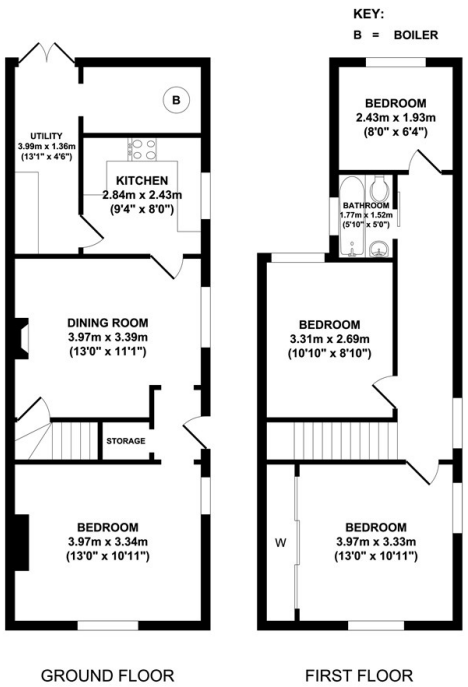
7'11" x 6'3"

A spare single bedroom useful for storage or guests.

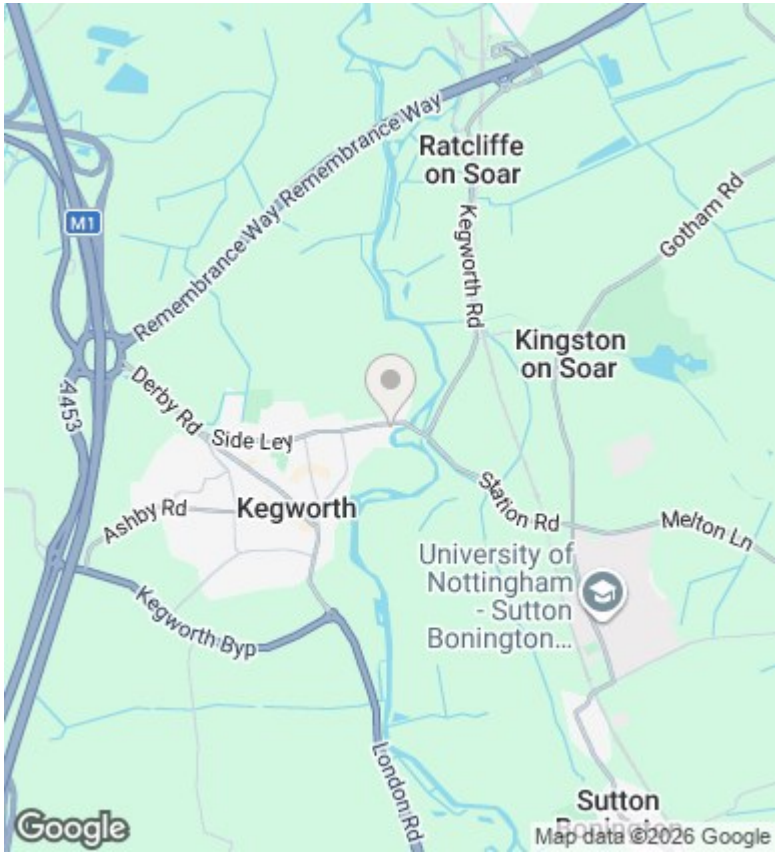
Garden

Large garden with patio area, lawn space and a lockable shed for secure storage.

51 Bridge Fields, Kegworth



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



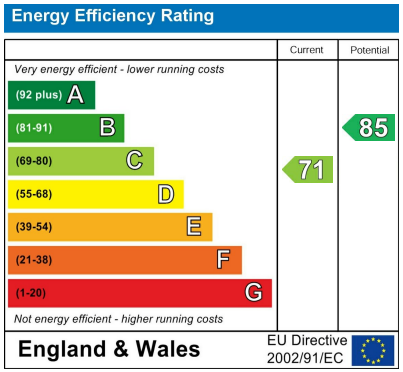
Directions

Viewings

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

Council Tax Band

C



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