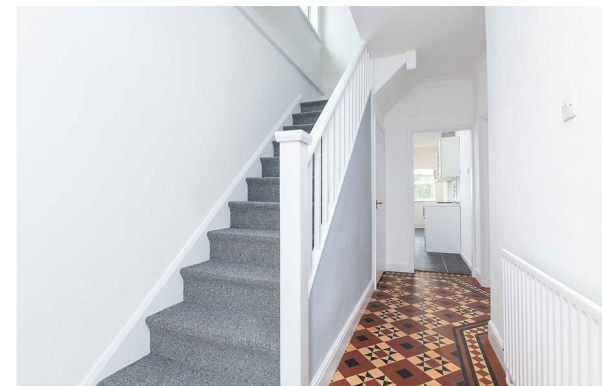




49 Station Road, Kegworth, Derby, DE74 2FQ

£265,000

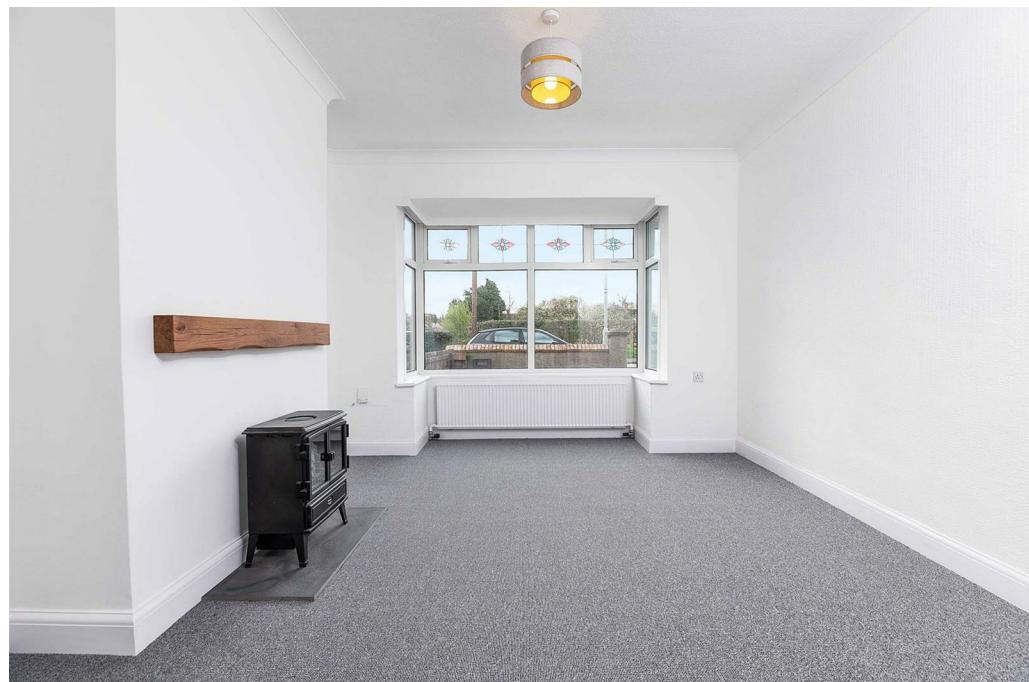
- No onward chain
- Lots of reception space
- Kitchen with dining space
- Conservatory
- Newly refreshed including decor and flooring
- Good sized garden with fields to the rear
- Bathroom with white suite
- Original features
- Off-road parking
- 3 bedrooms

49 Station Road, Derby DE74 2FQ

****No onward chain**** Newly redecorated 3 bedroom semi detached home in popular Kegworth village. Get in touch now to arrange a viewing.



Council Tax Band: B



Substantial semi-detached property in popular Kegworth village. The owners have just finished partially renovating the house including redecorating and recarpeting. It has a modern finish but retains it's original features such as stained glass windows and Encaustic tiled hallway floor. The house is being sold with no upward chain and empty possession. Generous reception space including a conservatory area. It is situated on a generous plot set back from the road with a driveway for off-road parking and a good sized and well maintained garden with a shed and greenhouse. The house comprises three bedrooms, a family bathroom, large lounge with open plan to an additional reception area, kitchen with dining space and a conservatory.

Double glazing and gas central heating throughout, including a regularly serviced boiler with a current gas safety certificate. There is a current Electrical safety certificate that was carried out in September, giving peace of mind that the electrics are all up to current regulations with no work required.

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.

Ground floor

Lounge/diner

26'1 x 12

Large front to back reception room with lots of space and lots of natural light. To the front of the room is the lounge area with a box bay window with attractive stained glass panels, a new wood burner effect electric fire and a solid wooden mantelpiece. The room has recently been plastered with new coving, redecorated and new modern grey carpet. To the rear of the room is a

reception area ideal for a dining room but with flexible use. There are double glass sliding doors to the patio area of the rear garden.

Kitchen

18'1 x 6'11

Modern fitted kitchen with white gloss wall and base units, a modern extractor fan, pale grey worktops, a stainless steel sink with mixer tap and drainer, space for undercounter white goods and for a tall fridge/freezer and plumbing for a washing machine. The kitchen has space for a dining table and bags of natural light. It has recently been redecorated in bright and neutral white and has modern dark grey tiles to the floor. There is access through a glass door to the conservatory.

Conservatory

Useful extra reception space ideal for an extra sitting room. Perfect for a morning coffee. The conservatory has a brick base with uPvc double glazing and access to the rear garden.

First floor

Bedroom1

12'1 x 11'2

Newly plastered, decorated and carpeted the largest of the three bedrooms is a double with front facing aspect and stained glass feature window.

Bedroom 2

11'5 x 11'1

Newly plastered, decorated and carpeted the second of the three bedrooms is a double with rear facing aspect and fitted storage cupboards.

Bedroom 3

7'1 x 7

Newly plastered, decorated and carpeted the smallest of the three bedrooms is a single with rear facing aspect.

Bathroom

7'8 x 6'3

Modern bathroom with a white suite comprising a full sized bath with shower over and glass shower screen, handbasin and WC. Recently freshened up with new modern white tiles to the walls, pale grey vinyl flooring and a wall mounted mirror.

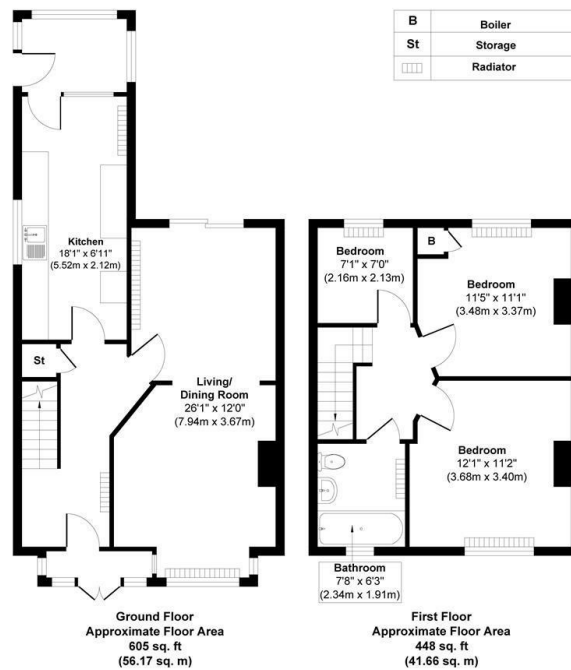
Outside

To the front of the property is a slabbed driveway and a newly gravelled area. There is a useful uPvc porch ideal for shoes and coats. The home has an attractive red brick and rendered facade.

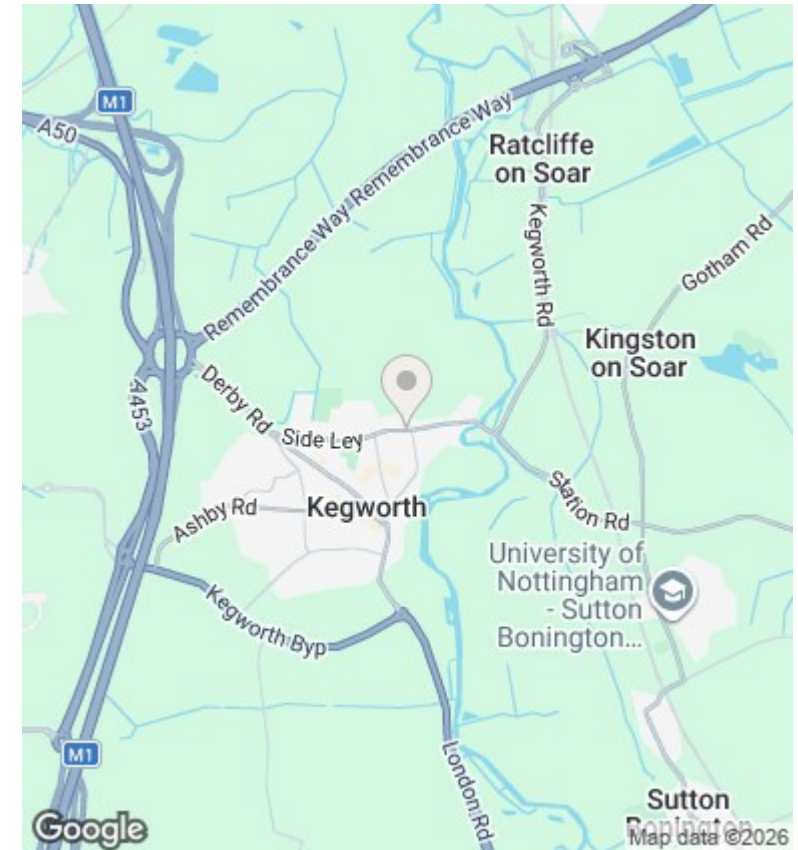
There is access via a side gate to the rear garden. The generously sized garden has a fenced boundary, a large area laid to lawn, a patio, pathway, flowerbeds and some mature trees and shrubs. It is adjacent to fields at the rear giving it privacy. There is a useful shed and greenhouse for keen gardeners.







Approx. Gross Internal Floor Area 1053 sq. ft / 97.83 sq. m



Directions

Viewings

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

Council Tax Band

B

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	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC