





12 Hollands Way, Kegworth, DE74 2GQ

£250,000

- Buy to let opportunity
- Townhouse
- Three storeys
- No onward chain
- 3 double bedrooms
- Spacious lounge and dining area
- Article 4/ HMO permission
- Master with ensuite
- Downstairs WC

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

contact@lovagehomes.co.uk
https://lovagehomes.com/

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No onward chain Excellent opportunity to purchase an HMO with tenants in situ in the popular village of Kegworth. 3 bedroom student rental property, close to the Sutton Bonington Campus of the University of Nottingham. Current tenancy in place for 3 sharers who are due to move out in June 2027.

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Council Tax Band: C





Overview
Spanning over three floors, this townhouse features 3 double bedrooms, including a master with ensuite, kitchen, separate lounge /dining area, conservatory, a bathroom and a ground floor toilet.

This is an ideal buy for an investor or a parent of a Sutton Bonington student.

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.

Ground Floor

Bedroom 3
Ground floor double bedroom with neutral décor and french doors leading to the conservatory.

Conservatory
Light filled conservatory fitted with roller blinds and cream tiled flooring. Currently used as an extension to the ground floor bedroom.

Downstairs WC
Ground floor cloakroom with a white suite comprising a WC and hand basin.

First Floor

Kitchen
Well-appointed kitchen is fitted with a range of wood wall and base units with cream doors, light stone effect work surfaces, tiled splashback, oven, induction hob with extractor fan, front-facing window provides plenty of natural light above the sink.

Lounge/diner
A bright and living area, flooded with natural light from glass doors opening to a Juliet balcony. This neutrally decorated and carpeted reception room provides an excellent space for relaxing or entertaining, with space for a dining table.

Second Floor

Bedroom 1 & Ensuite
Spacious double bedroom with a front facing aspect, fitted wardrobes, neutral décor and carpeting. It has an ensuite shower room with a shower cubicle and hand basin.

Bedroom 2
Rear facing double bedroom with fitted wardrobes, neutral décor and carpeting.

Bathroom
A family bathroom with a white suite comprising a full length bath, WC and hand basin

Garden
Accessed through the garage and conservatory, the rear garden benefits from a patio area, woodchipped flower beds and mature shrubbery.



















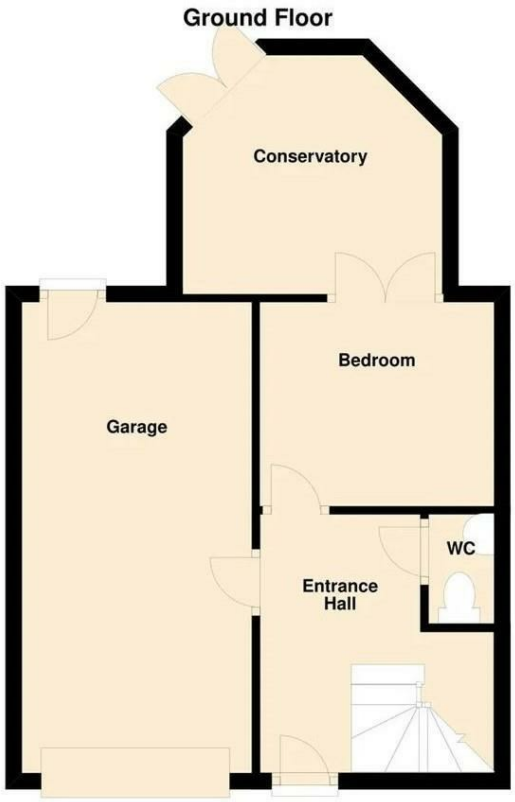

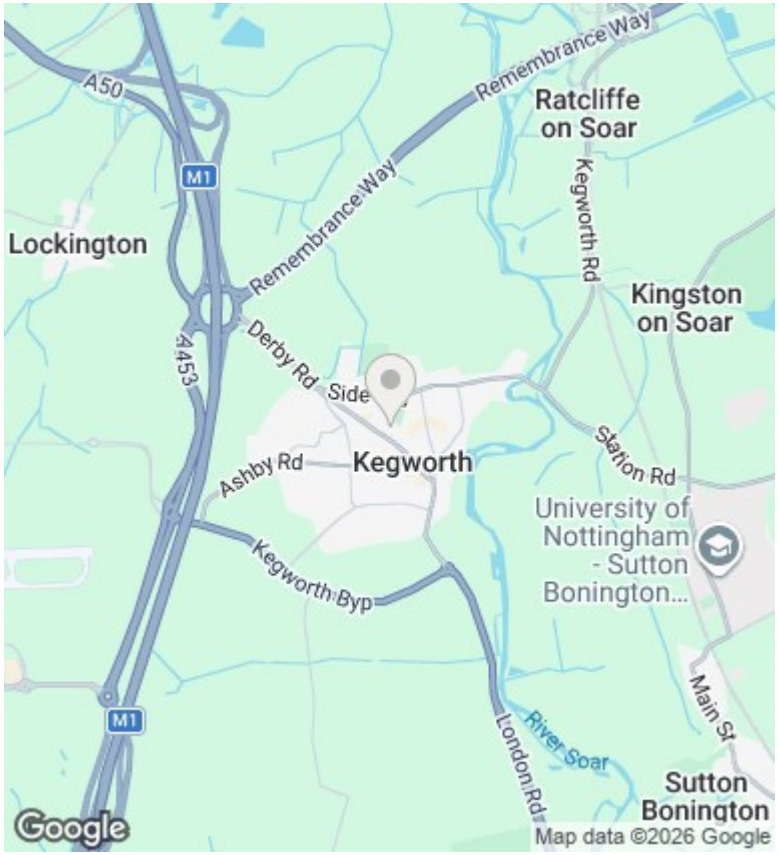

Directions

Viewings

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

Council Tax Band

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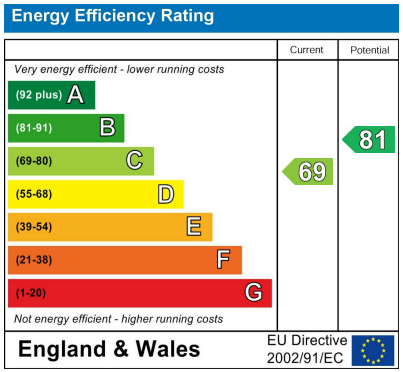

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