





37 Pritchard Drive, Kegworth, Derby, DE74 2AY

£290,000

- Excellent buy to let opportunity
- Article 4/ HMO permission
- Modern kitchen
- Close to Sutton Bonington campus
- Family home opportunity
- 4 Bedrooms
- Fully furnished
- Currently let at £1900pcm excluding bills
- Master with ensuite
- Off road parking

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

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

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No onward chain Currently let in multi occupancy to 4 students until December 2026. This would make a great investment or family home.

4 2 1 B

Council Tax Band: C





Overview

An excellent opportunity to purchase a modern, 4 bedroom HMO property in the popular village of Kegworth. The tenants are due to move out in December 2026, they currently pay £1900 per month excluding bills, this could be increased giving around an 8% return on investment at full asking price.

This detached house features 4 furnished double bedrooms, including a master with ensuite, a well equipped kitchen, separate lounge, conservatory/dining area, a bathroom and a ground floor toilet. The property has all up to date certificates, an electrical safety certificate, a gas safety certificate and an EPC.

This is an ideal buy for an investor, a parent of a Sutton Bonington student or it would make a great family home.

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/ Diner

16'0" x 9'10"

Generously sized, modern kitchen featuring a range of sleek cream cabinets, dark worktops, grey tile effect flooring, oven, gas hob, dishwasher, washing machine, and freestanding fridge freezer. Ample space for a dining table, seating area or additional storage.

Lounge

12'1" x 9'10"

Lounge with a grey sofa, wooden coffee table and side table. Featuring neutral décor and grey carpeted flooring.

Garden Room

Contemporary style garden room featuring a central glass skylight that lets in natural overhead light, neutral walls and wood flooring, doubling as a dining room with dining table and chairs.

Downstairs Bathroom

6'2" x 3'7"

Ground floor toilet with hand basin, grey tile effect flooring and cream walls.

Bedroom 1

12'5" x 10'2"

Fully furnished double bedroom including bed, mattress, wardrobe, desk and chair.

Ensuite

9'6" x 4'7"

Good sized ensuite fitted with a modern three-piece suite including a grey tiled walk-in shower, hand basin, WC, tile effect flooring, neutral walls and am obscured glass window.

Bedroom 2

9'10" x 9'2"

Fully furnished double bedroom including bed, mattress, wardrobe, desk and chair.

Bedroom 3

10'5" x 6'6"

Fully furnished double bedroom including bed, mattress, wardrobe, desk and chair.

Bedroom 4
11'9" x 9'10"
Fully furnished downstairs double bedroom including bed, mattress, wardrobe, desk and chair.

Bathroom
7'10" x 6'2"
Modern bathroom with sleek grey design. Featuring a bath with shower and glass screen, hand basin and WC.

Garden
Easy to maintain garden with a patio area and raised grass area. Off road parking to the side of the property.









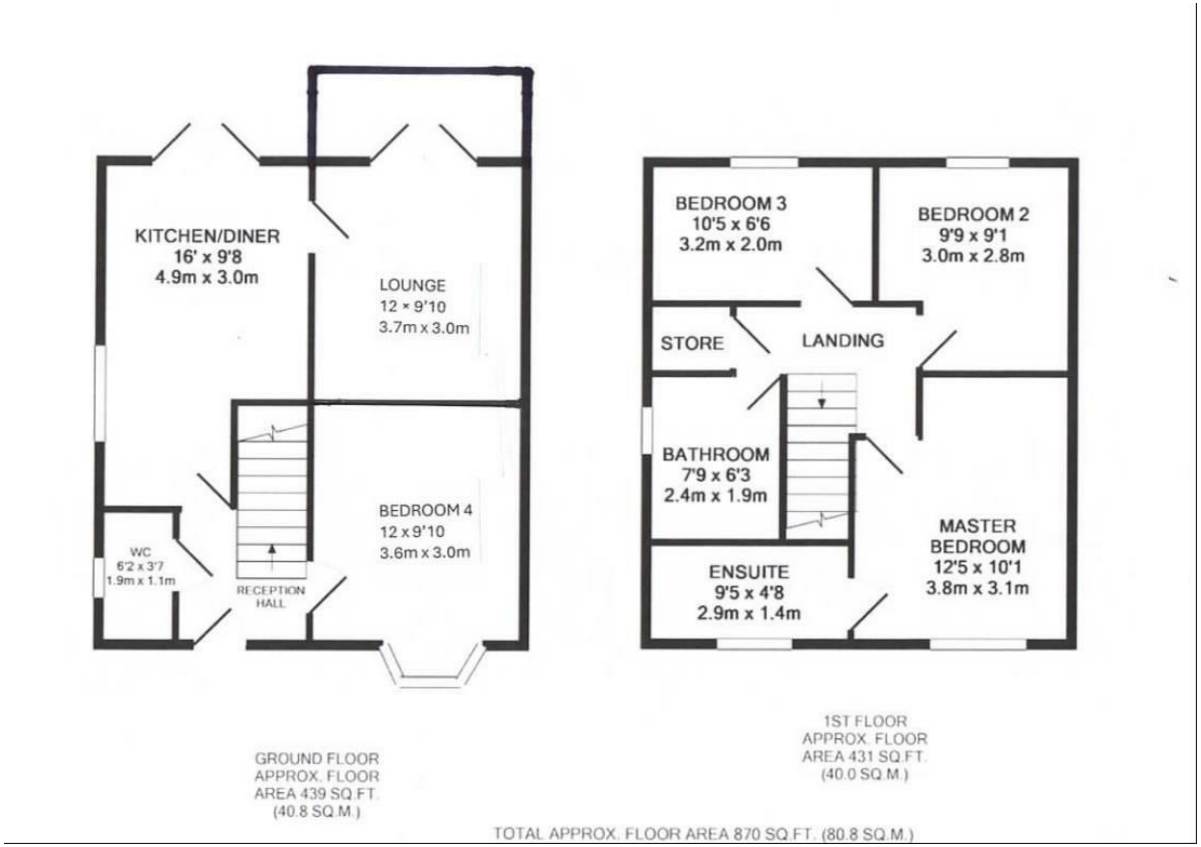














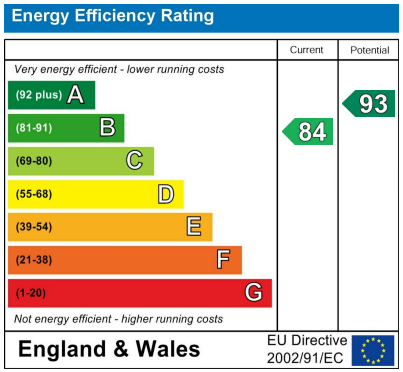
Directions

Viewings

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

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