



## 5 Bridge Fields, Kegworth, Derby, DE74 2FW

£425,000

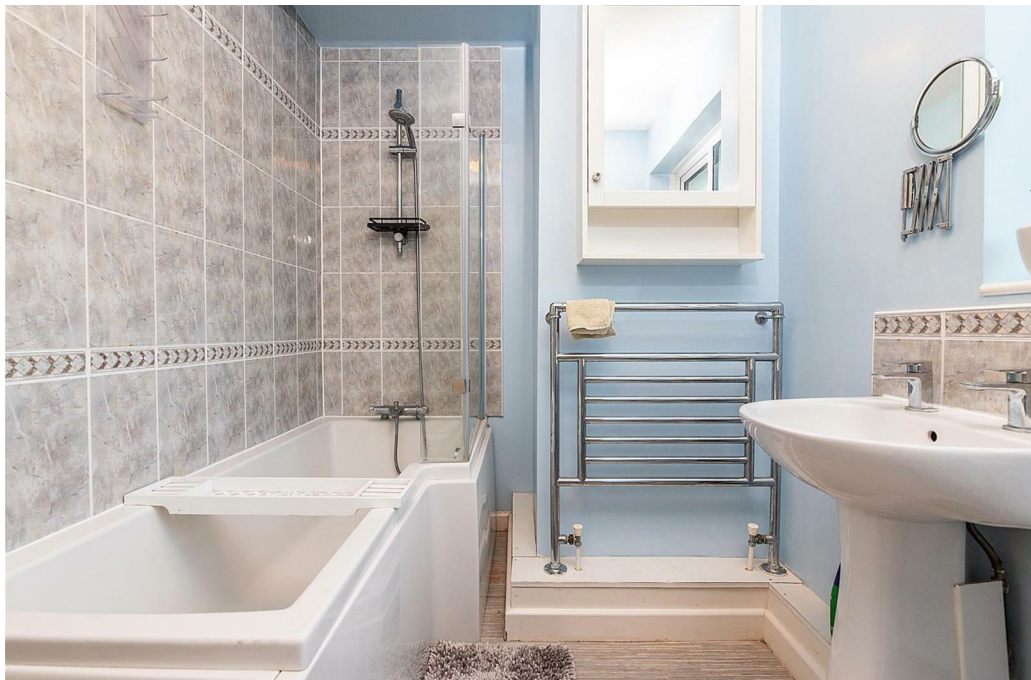
- No onward chain
- Stunning location with rural views
- Generous lounge
- South and East facing gardens
- Article 4 permission to be let as an HMO
- Garden room extension
- 2 bathrooms
- 4/5 double bedrooms
- Utility room/WC
- Large plot with ample parking

## 5 Bridge Fields, Derby DE74 2FW

**\*\*No onward chain\*\* Article 4 \*\*** Substantial 5 bedroom dormer bungalow situated on a large plot with stunning rural views. This spacious bungalow has very generous room sizes and is on a pedestrianised lane.



Council Tax Band: E



**\*\*No onward chain\*\* Article 4 \*\*** Substantial 5 bedroom dormer bungalow situated on a large plot with stunning rural views. This spacious bungalow has very generous room sizes and is on a pedestrianised lane. Detached and with no onward chain and empty possession it would make an excellent family home or an excellent buy to let opportunity. The bungalow has been let as a 5 bedroom house in multiple occupation for the last few years and has all relevant permissions.

This is a great opportunity to purchase a property in popular and very well located Kegworth village. Comprising 4/5 generous double bedrooms, a spacious lounge, kitchen/diner with separate utility room and WC, 5th bedroom with flexible use as a second reception room, 2 bathrooms, substantial front and rear gardens, a garage and a spacious driveway with parking for several vehicles.

The home sits on a large plot set back from the lane, it has parking to the rear accessible via Mill Lane. Bridge Fields is one of the most sought after addresses in the village, it has stunning rural views, and is walking distance from countryside and river walks as well as a short walk to local shops and amenities.

It has double glazing and gas central heating throughout with a modern Glowworm boiler which has a gas safety certificate, the current owner has over the last 4 years added insulation and a new roof.

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. The village is close to Sutton Bonington Campus of Nottingham University, Roxhill freight hub, East Midlands Airport and DHL, which makes it perfectly located for a buy to let property.

#### Ground floor

##### Kitchen

14'2 x 8'1

Good sized fitted kitchen with a range of cream gloss wall and base units, an oven with hobtop and extractor fan, sink with mixer tap and drainer, space for an American style fridge freezer, modern dark grey worktops, wood effect flooring and a window allowing in

some natural light. It has an open plan to the dining room which has a lovely garden room extension and patio doors to the rear garden. There is also access through to a self contained utility room and a storage cupboard. The open plan kitchen diner is a light and spacious room and is the heart of the home.

##### Dining room

14'5 x 6'5

The dining area is open plan to the kitchen and has a continuation of the wood effect flooring and neutral decor. There is access to the rear garden via sliding patio doors and a garden room extension, a sunny spot ideal for an easy chair or two.

##### Lounge

22'2 x 10'1

Very generous lounge with a double aspect, it has a window to the front with views over the front garden and fields beyond. There are four windows in total allowing in lots of natural light. The lounge has wood effect flooring and neutral decor. The lounge is large enough to accommodate living and a dining area or office area.

##### Utility room/ WC

7'11 x 7

Useful utility room with additional storage, a Belfast style sink and a WC.

##### Bedroom 1

15 x 10'5

Generous double bedroom with modern grey carpeting and neutral decor, it has a front facing aspect.

##### Bedroom 2

11'11 x 11'10

Generous double bedroom with modern grey carpeting and neutral decor, it has a rear facing aspect.

##### Bedroom 3/ Reception room

11'3 x 10'10

The third of the ground floor bedrooms is currently laid out as a double bedroom, it has modern carpeting, neutral decor and a front facing aspect. It has a fitted storage and could be used as an additional reception room like a home office.

#### Bathroom

11'1" x 7'6"

Bathroom with modern three piece white suite comprising a full sized shower bath with shower over and glass shower screen, WC and hand basin. The bathroom is finished with tiling, modern lino and a ladder style radiator.

#### First floor

##### Bedroom 4

16'5 x 11'10

Generous L shaped double bedroom with modern carpeting and neutral decor, it has a double aspect with stunning rural views and is finished with fitted storage.

##### Bedroom 5

55'9" x 3'3" x 52'5" x 13'1"

Generous double bedroom with three double glazed windows providing front and rear views, modern carpeting, neutral decor, fitted storage and eaves storage.

#### Shower room

10'5 x 6'4

First floor shower room with a white suite comprising a shower cubicle with tiling and glass shower door, WC and hand basin. The bathroom is finished with neutral decor and modern grey lino to the floor.

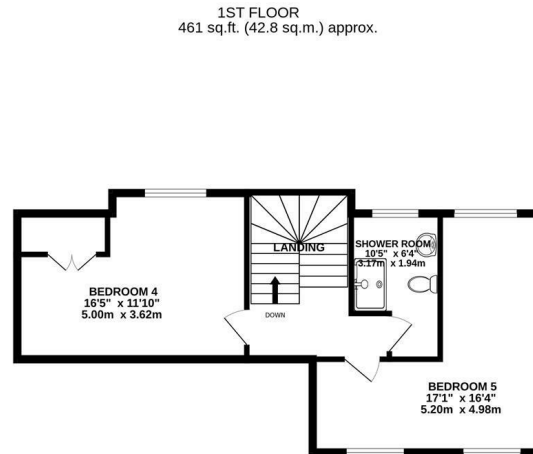
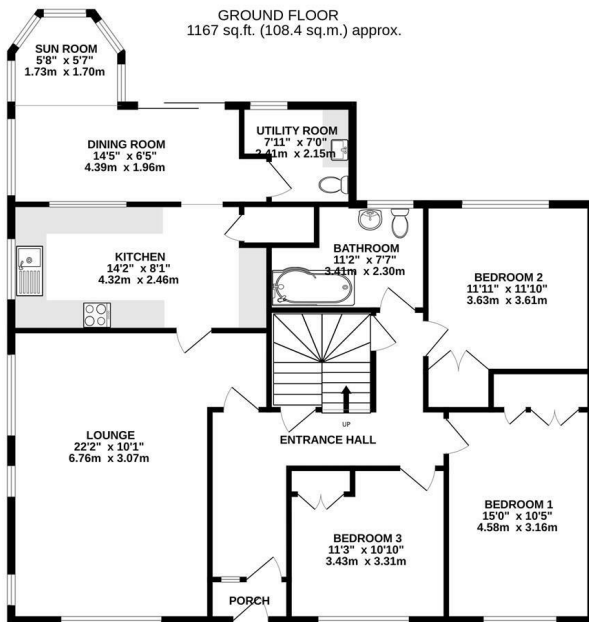
#### Outside

The home is situated on a generous plot on a pedestrian lane. To the front of the property is a gate from Bridge Fields leading into the generous front garden, which has a hedged boundary, large area of lawn, shrubs, trees and a pathway to the front door. There is access at the side of the property to the rear garden.

To the rear of the property is the driveway, which is accessed via Mill Lane. The driveway is extensive and leads up to a standalone, garage and behind the garage is a useful shed. The rear garden has lawns, a hedged boundary, flower beds, shrubs and a patio area.



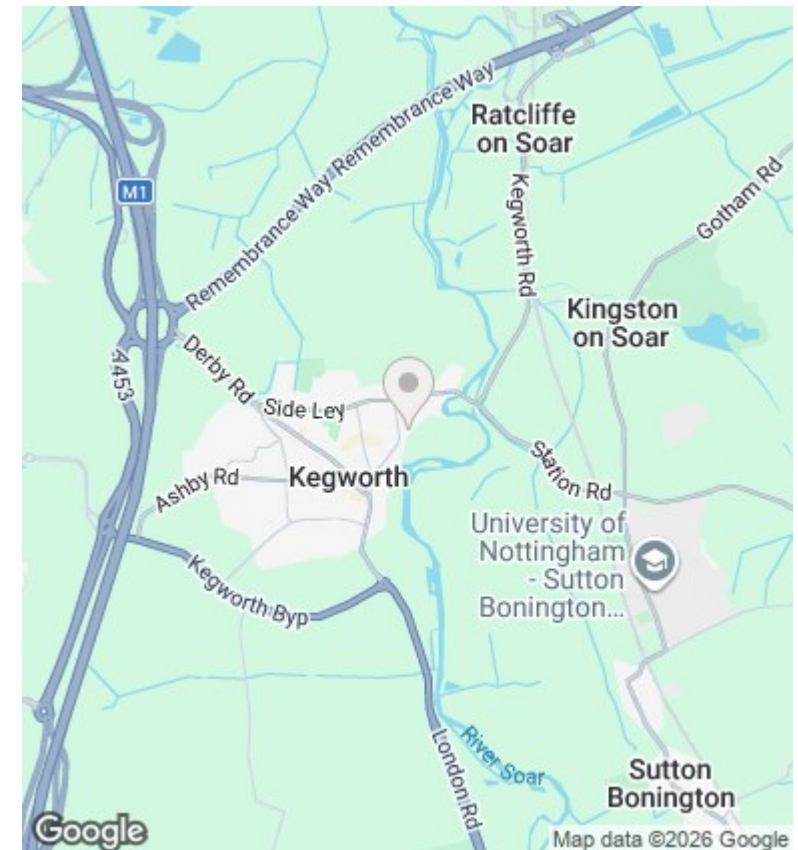




**TOTAL FLOOR AREA : 1629sq.ft. (151.3 sq.m.) approx.**

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

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## Directions

## Viewings

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

## Council Tax Band

E

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 69      | 75        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |