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5 Kirby Drive, Derby, DE74 2HT

Guide Price £135,000

A three bedroom semi detached house situated at the head of a cul-de-sac within the popular village of Kegworth.

The property requires internal modernisation but offers a good layout, driveway to side and it had a new roof fitted in March 2026

An ideal family home or potential buy to let investment opportunity.

Kegworth has an excellent range of local amenities and easy access to the M1 motorway and East Midlands Airport.

Offered freehold and with vacant possession.
Auction Date: 28/10/2026 11am & 29/10/2026 9am

Hallway
With stairs off

Lounge 16'0" x 11'8" (4.88 x 3.56)
With understairs cupboard and window to front.

Dining Kitchen 15'11" x 8'5" (4.86 x 2.57)
With base and wall units, sink, work surfaces, built in oven, hob and extractor. Window to rear and French doors to garden.

Landing

Bedroom One 11'10" x 9'11" (3.62 x 3.03)
Window to front.

Bedroom Two 11'11" x 9'8" (3.64 x 2.97)
Window to rear

Bedroom Three 9'5" x 5'9" (2.88 x 1.77)
Window to front

Bathroom
With low flush W.C. wash hand basin and panel bath with shower over.
Window to rear.

Outside
Garden to front mainly laid to lawn.
Side driveway, initially a shared access leading to private driveway.
Rear garden with lawn, seating area, garden shed and stocked flower beds.

Occupancy
Vacant possession upon completion

Auction Details
Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)

- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

DISCLAIMER
Property Particulars
These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans
All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

REGULATORY INFORMATION

Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers, plus their address and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, TDS, ensuring that client funds are protected in accordance with current legislation.

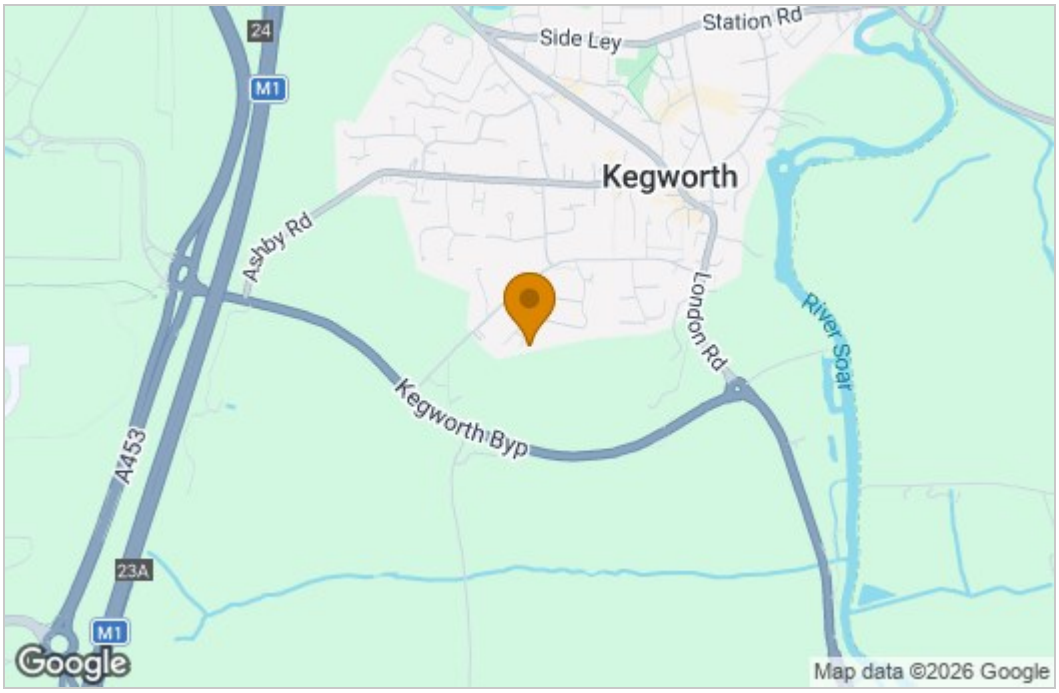
Referral to third parties

With your permission we may obtain quotes from third parties in order to help the sales process. By law 'The Agent' must tell the client if 'The Agent' or any connected person intends to earn any commission from offering the client or a buyer other services. If 'The Agent' or any connected person earns money from any of these services 'The Agent' or connected person would keep the commission. The following services may be offered by 'The Agent' or connected persons; EPC provision, lettings inventory services, financial services, survey services and conveyancing.

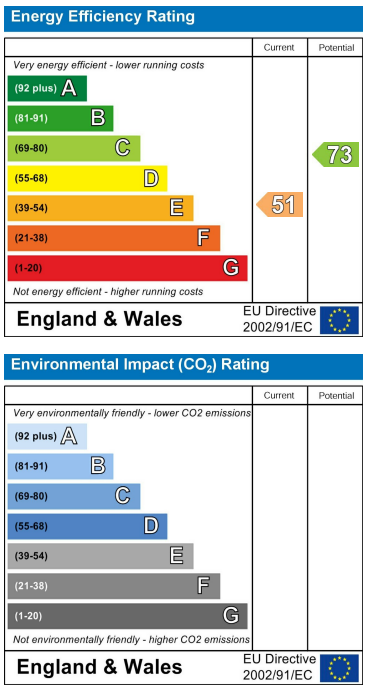
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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