





13 Hollands Way, Kegworth, Derby, DE74 2GQ

£290,000

- HMO with Article 4 permission
- 4 bedrooms
- Offset garage with parking space
- Close to local amenties, bus stop and Sideley Park
- Over an 8% return at full asking price
- 2 bathrooms plus downstairs WC
- Large reception room
- Modern finish to high spec
- Conservatory
- Popular location with local students

30 Market Place, Kegworth, Derby, Derbyshire, DE74 2EE
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https://lovagehomes.com/

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No onward chain Excellent investment opportunity or family home. Townhouse with 3 storeys, 4 bedrooms, 2 bathrooms, conservatory, downstairs WC offset garage and parking.

4 2 1 C

Council Tax Band: D





No Chain Currently let as a four bedroom HMO with Article 4 permission. Let until July 2026, this would make an excellent investment or an opportunity to revert it back into a family home. Modern 3 storey townhouse. Comprising 4 bedrooms, 2 bathrooms, downstairs WC, lounge with breakfast bar, modern kitchen, conservatory, detached brick built garage, easy to maintain garden and off-road parking.

The house has been refurbished and decorated to a modern high spec. The location is popular with students from the Sutton Bonington Campus of Nottingham University. A realistic rent to relet would be £2000 per month excluding bills, which gives a yield of over 8.2% at full asking price.

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. The village is also close to Sutton Bonington Campus of Nottingham University and this property would also be a great investment as a buy to let.

Ground floor

Kitchen
10'10 x 8'2
Modern fitted kitchen with white gloss units, grey modern flooring, integrated oven with hobtop and extractor, tumble dryer, washing machine and fridge freezer.

Lounge/diner
15'7 x 14'3
Spacious lounge with a fitted breakfast bar/study bench, dining table and chairs and a lounge area. The lounge has modern decor and access via double uPvc doors to the conservatory.

Conservatory
Useful extra recpeption space currently laid out as a snug but has flexible use. Modern grey vinyl and access through to the rear garden.

WC
Useful downstairs WC, with modern grey tiles to the walls and a modern two piece suite comprising a WC and vanity basin.

First floor

Bedroom
15'6 x 9'2
Large double bedroom with modern decor and a double aspect.

Bedroom
9'2 x 9'1
Bedroom currently laid out as a single with modern decor. Large enough to accomodate a small double bed if preferred.

Bathroom
9 x 6'6
Modern family bathroom refurbished to a high spec with three piece suite comprising a full length bath with shower over and glass door, wall mounted basin and WC. The bathroom has contemporary decor with monochrome tiles to the walls, black vinyl and white paintwork.

Second floor

Bedroom
15'10 x 15'7
Spacious double bedroom with modern decor and a double aspect.

Bedroom

9'6x 9'5

Bedroom currently laid out as a single with modern decor. Large enough to accomodate a small double bed if preferred.

Bathroom

9'6 x 6'1

Modern shower room with a three piece suite comprising a walk in shower cubicle with glass surround, wall mounted WC and a vanity basin. The decor is contemporary with grey tiles to the walls, black vinyl flooring and white paintwork. There is a Velux skylight and ladder style radiator.

Outside

To the rear of the property is a very low maintainence garden which has been hardscaped with a patio,raised flower bed and fenced boundary. There are steps down to a gate. The gate provides rear access to the garden and turning left after exiting through the gate is the brick garage with a parking space in front.

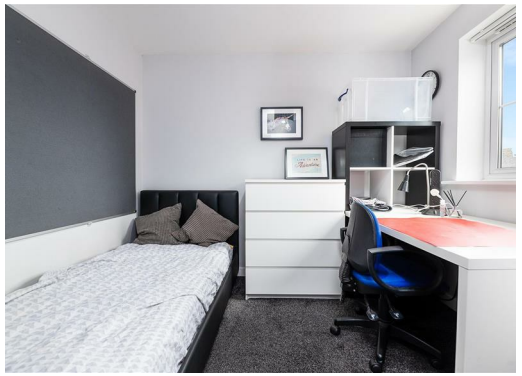


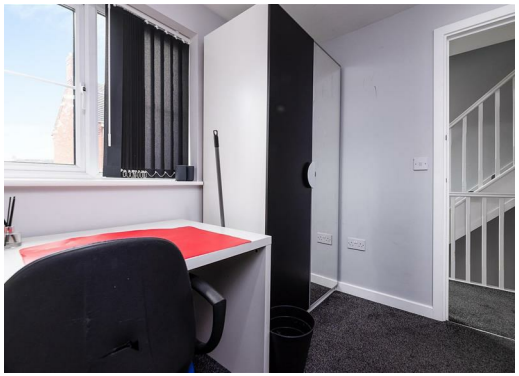


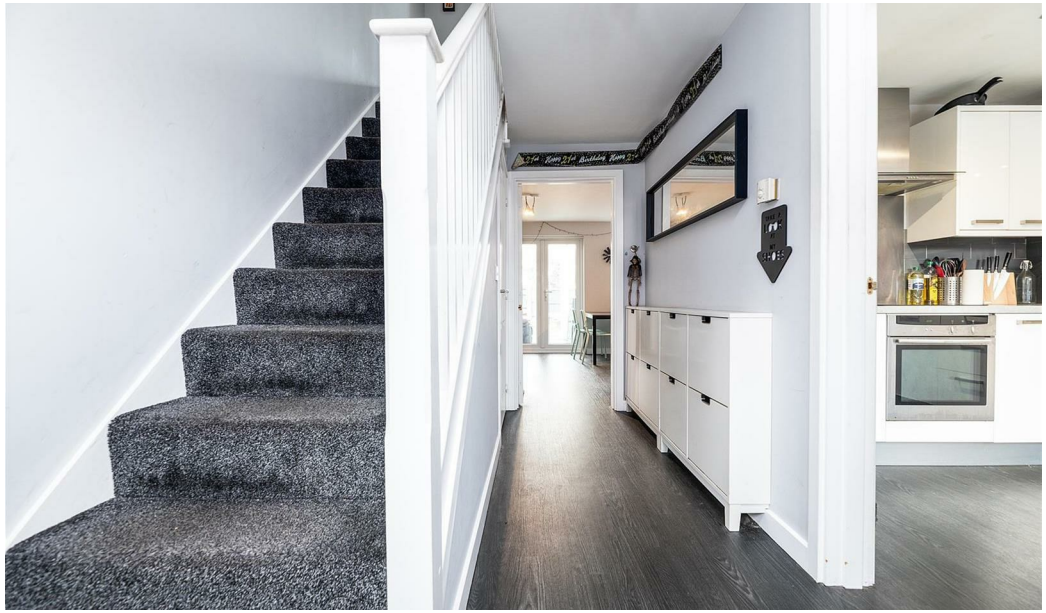




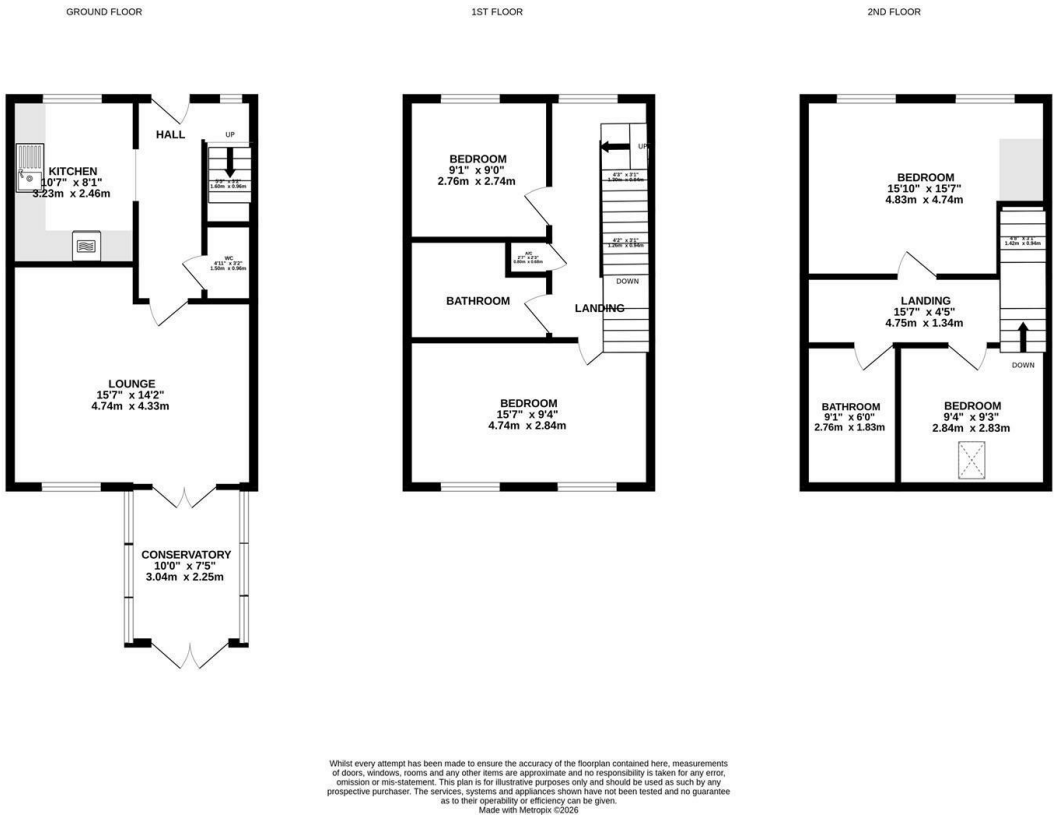




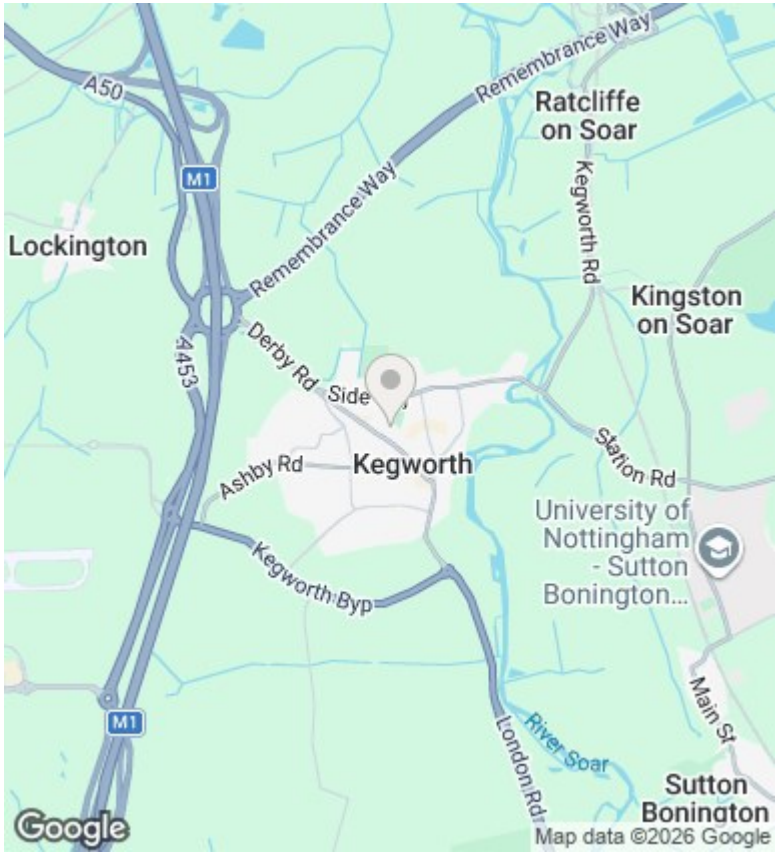








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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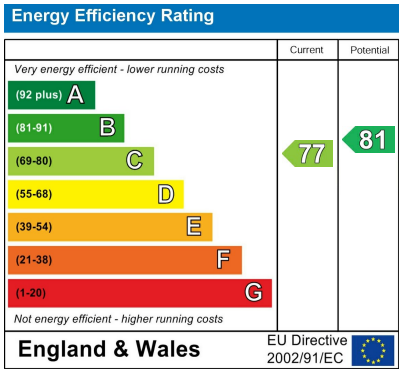
Directions

Viewings

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

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