



## 4 New Street, Kegworth, DE74 2FT

£170,000

- No onward chain
- Bathroom and separate toilet recently upgraded
- Popular village location
- Substantial terraced property
- Chance to add value
- Extended
- 3 bedrooms
- 2 reception rooms
- Private rear garden

# 4 New Street, Kegworth DE74 2FT

**\*\*No chain\*\*** Excellent opportunity to purchase a refurbishment project in Kegworth village.



Council Tax Band: A



**\*\*No chain\*\*** 3 bedroom, terraced house in popular Kegworth village. The property is in need of some refurbishment. This would make an excellent project to add value to and is offered to market with no onward chain and empty possession. It comprises 3 bedrooms, including 2 doubles, 2 substantial reception rooms, a fitted kitchen, bathroom with separate toilet, both of which have been recently refurbished, a rear porch and an enclosed rear garden. The property has been extended in the past and is larger than it seems from the front. New Street is a popular street in Kegworth, close to local shops and amenities.

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.

#### Ground floor

Reception room 1  
13'7 x 11'6

The largest of the two reception rooms is accessed via a uPvc front door, and has a fireplace and stairs leading up to the first floor. There is an open archway into the second reception room.

Reception room 2  
10'11 x 10'11

The second of the two reception rooms has previously been used as a dining room but has flexible use. There is an open fireplace with wood burner and access through to the kitchen.

#### Kitchen

11'8 x 6'11

Good sized fitted galley kitchen with a gas oven, double stainless steel sink with mixer tap and drainer, plumbing for a washing machine and good quality wooden units. There is access thorough to the rear porch. The previous owner used the back door as the main entrance to the home and used the porch for shoes and coats.

#### First floor

##### Bedroom 1

11'2 x 10'2

Double bedroom with a rear facing aspect

##### Bedroom 2

13'1x 8'2

Double bedroom with a front facing aspect

##### Bedroom 3

8'10 x 8'7

Single bedroom with a front facing aspect

#### Bathroom

9'1 x 6'5

Family bathroom which has recently been part refurbished. It has a full length white bath with shower over, a white vanity hand basin, heated towel rail, grey flooring and cream tiles to the walls, there is a large storage cupboard. The separate WC has also recently been refurbished.

#### Outside

There is access to the rear of the property via a passageway, the rear garden is private and fully enclosed. It has a brick outbuilding which is attached to the property and therefore could be converted to enlarge the kitchen or provide a downstairs toilet.

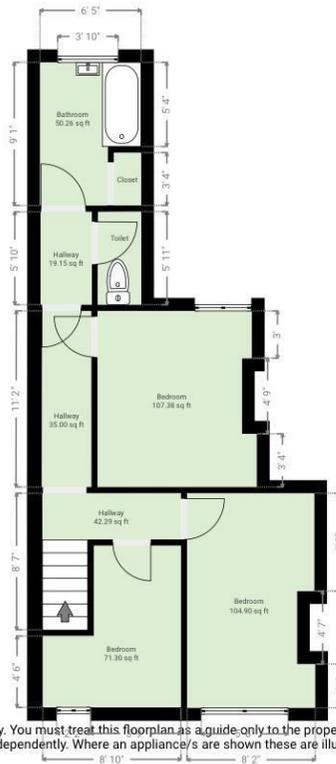




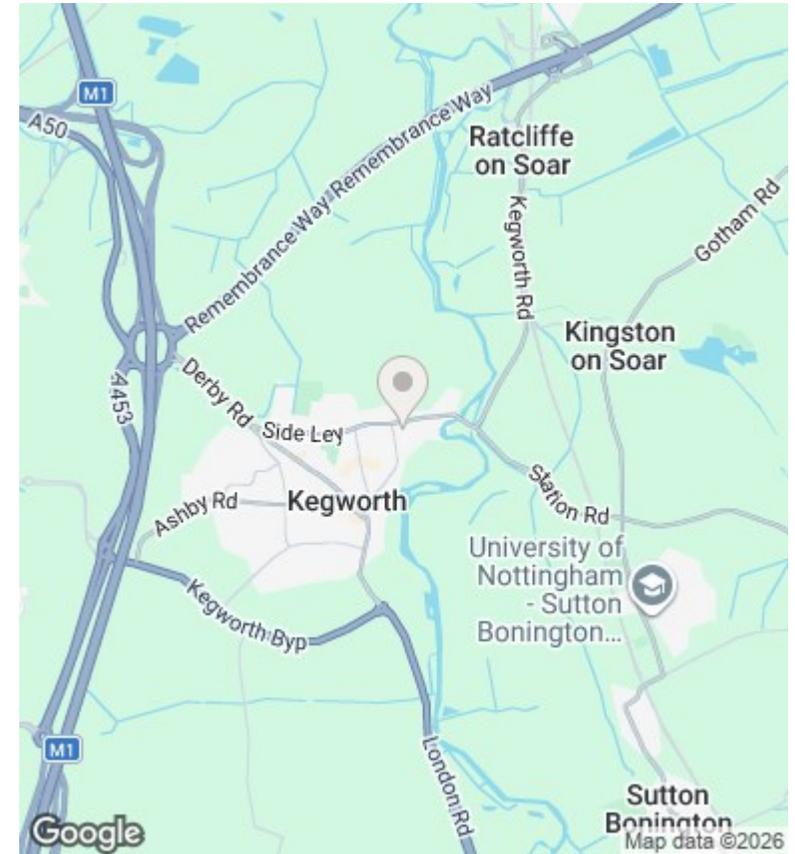
▼ Ground Floor



▼ 1st Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floor plan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Directions

Viewings

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

Council Tax Band

A

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