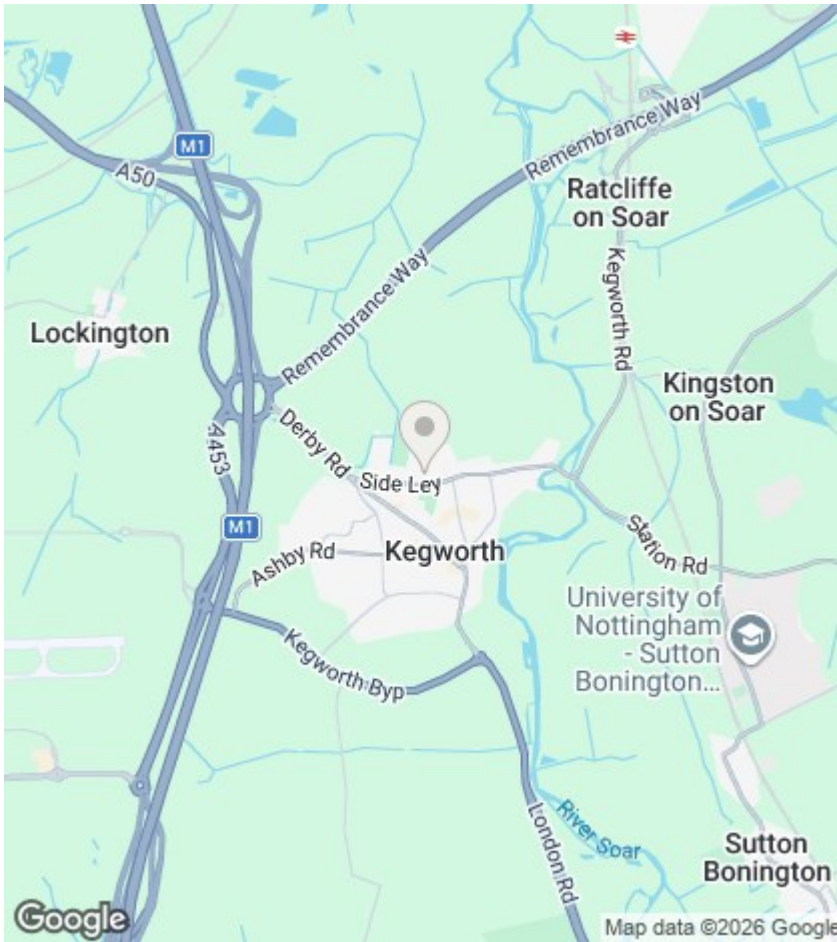




## 15 Bedford Court, Kegworth, Derby, DE74 2YB

£345,000

- Nearly new with 6 years NHBC
- 3 double bedrooms
- Master with ensuite
- Detached
- South East facing garden
- Stunning garden room
- Kitchen diner
- Full length lounge
- Private driveway
- Downstairs WC



### Directions

### Viewings

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

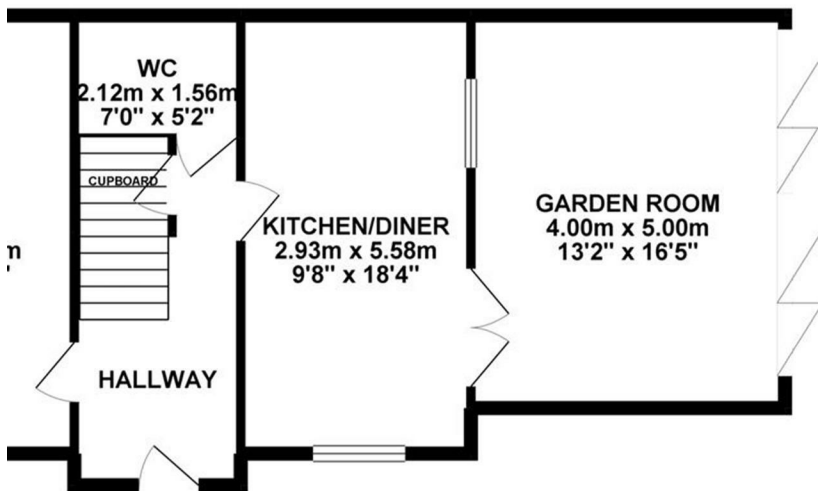
### Council Tax Band:

D

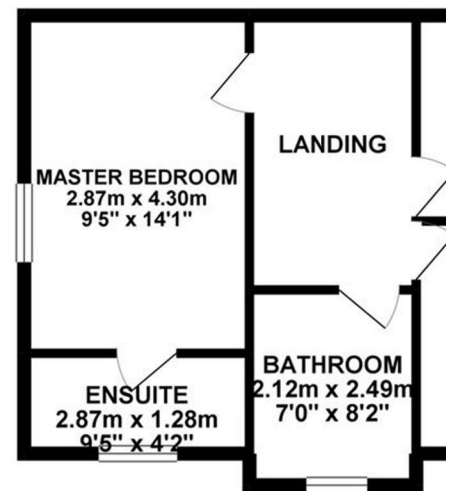
### EPC Rating:

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>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR 66.47 sq. m.  
( 715.46 sq. ft. )



1ST FLOOR 45.10 sq.  
( 485.43 sq. ft. )



TOTAL FLOOR AREA : 111.57 sq. m. ( 1200.89 sq. ft. ) 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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