



## 10 Borrowell, Kegworth, Derby, DE74 2FP

£135,000

- No onward chain
- 2 reception rooms
- Ground floor bathroom

- Currently let
- Driveway
- Generous garden

- 3 bedrooms including a double
- Galley kitchen
- Cash buyers only

# 10 Borrowell, Derby DE74 2FP

**\*\*No chain\*\* \*Cash buyers\*\*** A three bedroom property located in popular Kegworth village. 3 bedrooms, 2 reception rooms, kitchen, ground floor bathroom, driveway and good sized garden. Get in touch to arrange a viewing.



Council Tax Band: A



**\*\*No chain\*\* \*Cash buyers\*\*** A three bedroom property located in popular Kegworth village. 3 bedrooms, 2 reception rooms, kitchen, ground floor bathroom, driveway and good sized garden. Get in touch to arrange a viewing.

The house is currently let, so it has existing gas safety and electrical safety certificates.

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

Kitchen/diner

15'3 x 13'3

Spacious dining area with plenty of storage with open plan to the galley kitchen. The kitchen area has plumbing for a washing machine and there is a upvc door with access to the rear garden.

Lounge

10'11 x 13'3

Good sized lounge with modern decor and double doors through to the kitchen/diner.

Bathroom

5'5 x 5'4

Bathroom with full sized bath awith shower over and hand basin,leading through to the toilet.

WC

5'4 x 2'9

First floor

Bedroom 1

10'7 x 10'11

Double bedroom with neutral decor, vintage feature fireplace and a fitted storage cupboard.

Bedroom 2

7'8 x 7'4

Single bedroom with a rear facing aspect.

Bedroom 3/ Study

6'7 x 6'2

Room ideal for a nursery, single bedroom or study.

Outside

The house is an end terrace with side access to the rear garden. It has a partially paved driveway to the front with a hedged boundary.

The rear garden is South West facing and a good size, it has a large lawned area, a patio to the rear of the garden which captures sunlight all day, flower beds and a hedged and fenced boundary.

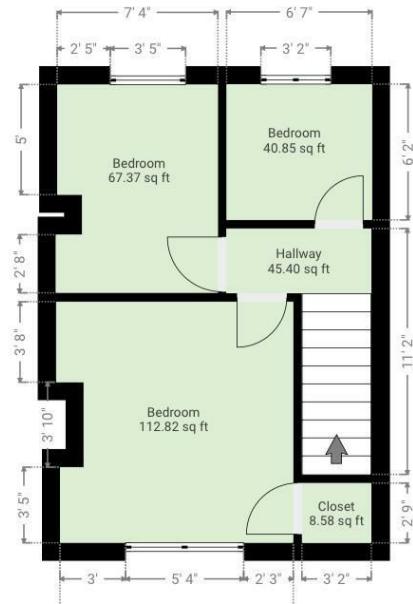






It must be noted we try to ensure the accuracy of the floor plan; however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must 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.

▼ 1st Floor



## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		64	
England & Wales		EU Directive 2002/91/EC	