ABODE
SALES & LETTINGS

Old Forge Close, Kegworth, Derbyshire, DE74 2AS

£270,000

https://www.abodemidlands.co.uk/

**** CUL DE SAC LOCATION WITH PARKING FOR 2 CARS **** Impressive semi detached property offering a hall, guest cloakroom , lounge and kitchen diner. Three bedrooms, en suite shower room and a family bathroom. Ample parking and an enclosed rear garden.

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HALL
Entrance door into the hall with radiator and doors to -

CLOAKROOM
Low flush wc, wash hand basin and a radiator.

LOUNGE
Upvc double glazed window and a radiator,

INNER HALL
Stairs to the first floor.

KITCHEN DINER
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Upvc double glazed window and doors onto the garden and a radiator. Fitted oven and hob, integrated dishwasher.

FIRST FLOOR LANDING
Doors to. -

BEDROOM I
Upvc double glazed window and a radiator.

EN SUTIE
Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.

BATHROOM
Panel enclosed bath, low flush wc, wash hand basin, radiator.

OUTSIDE

Double width drive to the front providing parking for up to 2 cars. Enclosed rear garden with lawn and patio.

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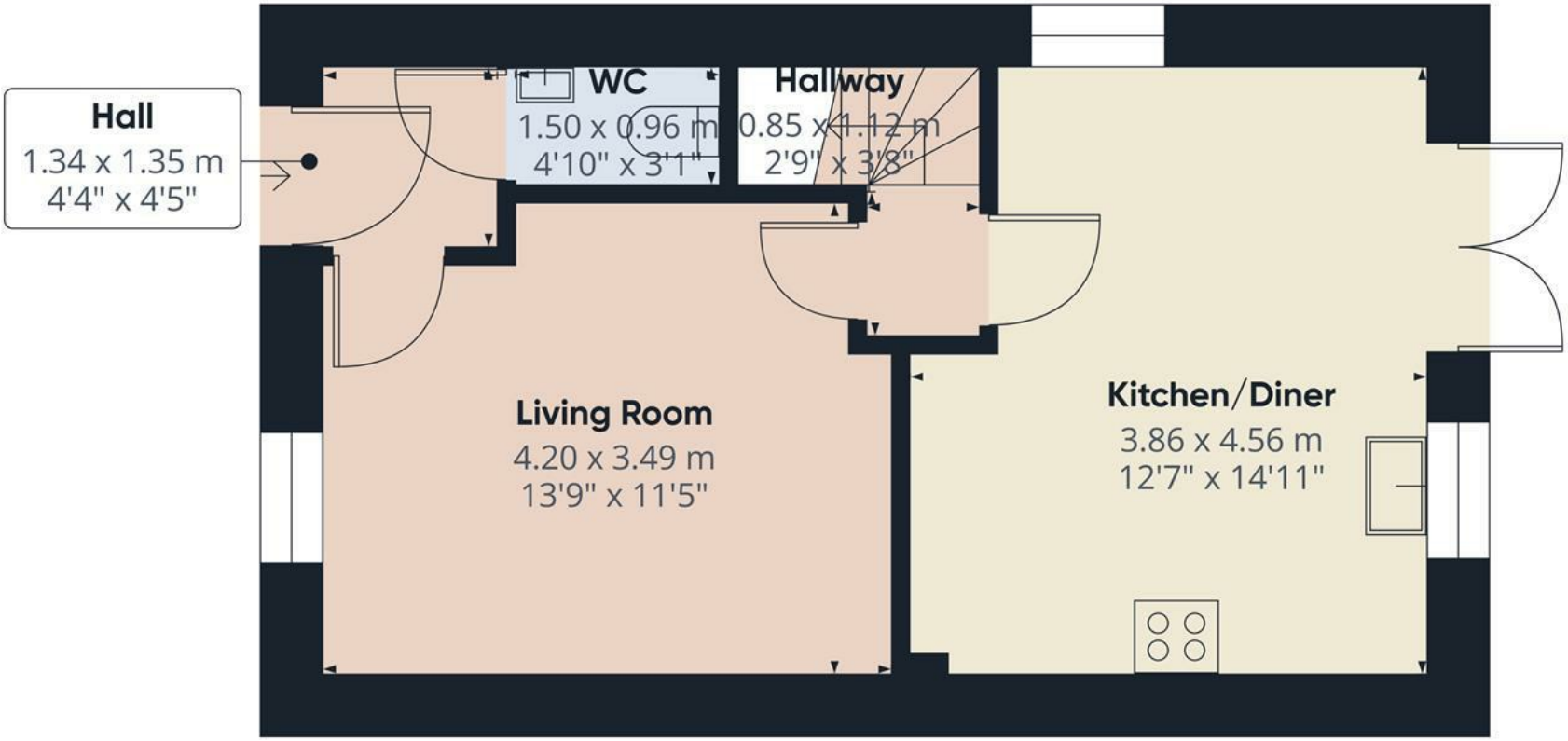

Floor 0

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Approximate total area(1)

36.1 m²

389 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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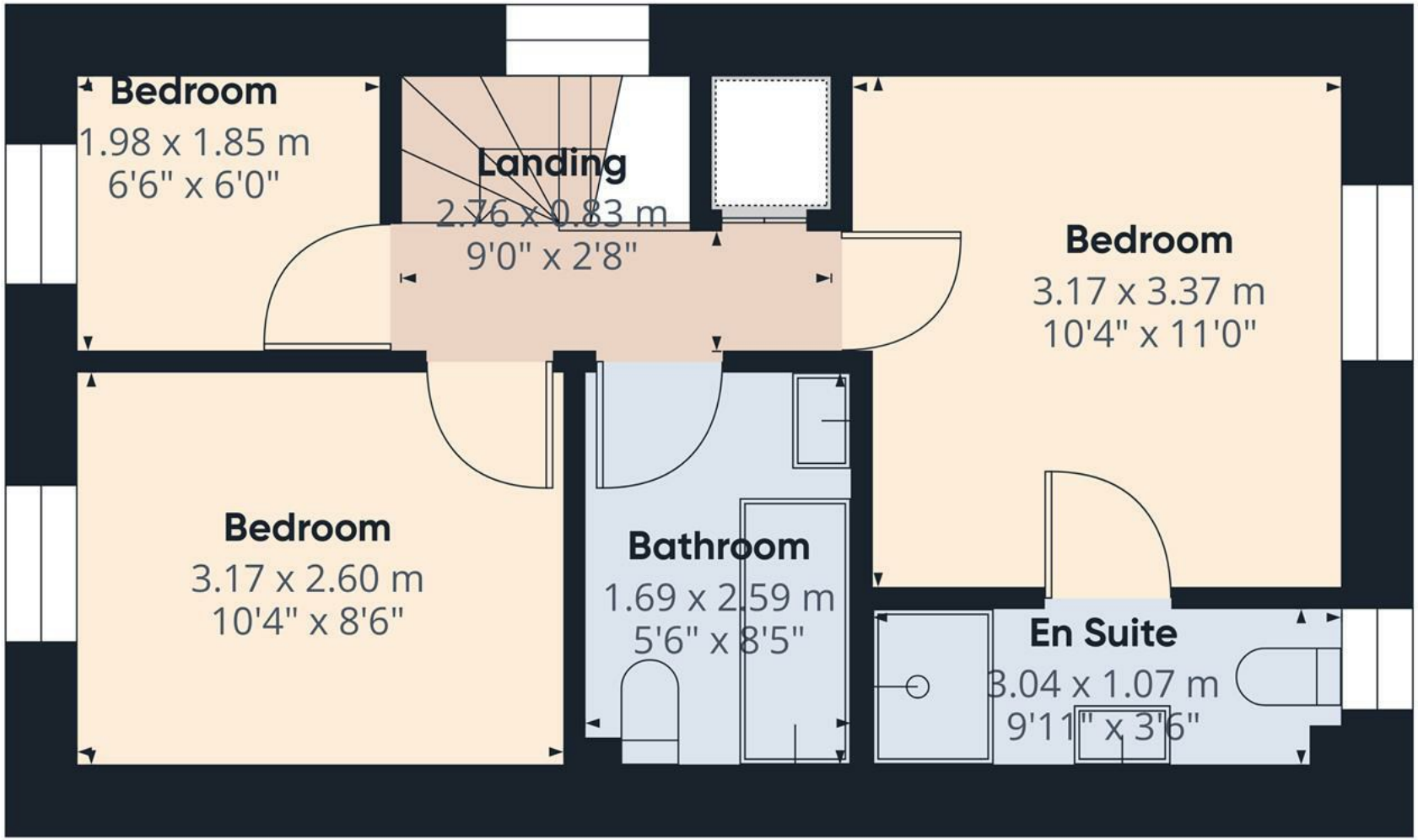

Approximate total area(1)

32.4 m²

348 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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S W E N

Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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