

Bridge Fields

Kegworth, Derby, DE74 2FW

John German





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£425,000

A spacious five-double- bedroom dormer bungalow, with no chain, is offered for sale with the highly desirable Bridge Fields address in the popular village of Kegworth. This property offers a fantastic family home and additionally benefits from a long-standing HMO licence. Its close location to Sutton Bonington Campus makes it particularly appealing for student accommodation which presents this property as an exciting opportunity for investors seeking a strong rental investment.

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Accommodation comprises; five double bedrooms, family bathroom, shower room and ground floor W.C/utility room, sitting room, kitchen/diner.

Externally, the property benefits from a very large driveway providing ample off-road parking for multiple cars. A timber garage and shed offer useful additional storage. The property boasts a large garden and access to the front is along a path that borders open countryside. The whole of the front of the property enjoys uninterrupted views of open fields with horses grazing creating a wonderful sense of space and privacy.

The property enjoys a convenient position within Kegworth, a well-connected village offering a range of local amenities including shops, cafes, pubs, restaurants and everyday conveniences. Kegworth is ideally suited for commuters, with excellent transport links providing easy access to the M1, East Midlands Airport and surrounding towns and cities including Loughborough, Nottingham, Derby and Leicester.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

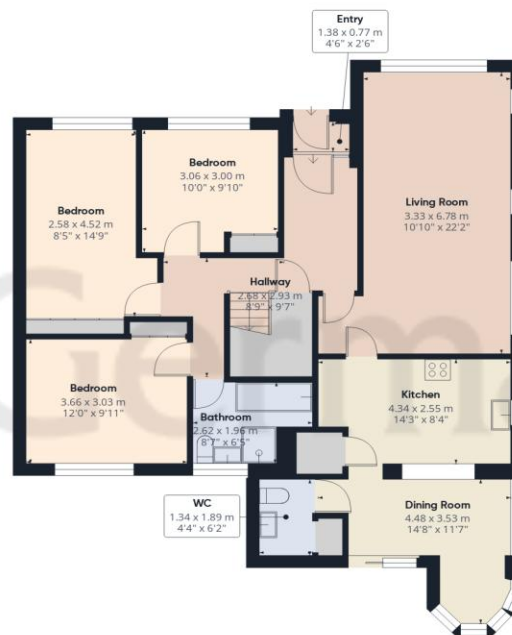
Our Ref: JGA/09072026

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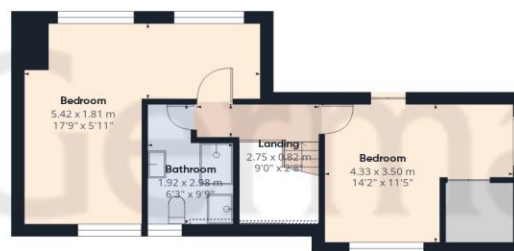
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

144.1 m²

1551 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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