



Derby Road, Kegworth

welcome to

Derby Road, Kegworth

****NO UPWARD CHAIN!**** A rare visitor to the market, offering opportunity for a new owner to put their own stamp on what is a lovely traditional period home. This property makes an ideal family home or investment opportunity.

Entrance

Entrance to the property is via the front door into a small porchway and through to the lounge.

Lounge

19' 7" x 15' 4" (5.97m x 4.67m)

The lounge has a gas fireplace with a stone hearth, two bay fronted windows, coving to the ceiling, access through to the kitchen diner and a upvc double glazed window to the front elevation.

Kitchen/Diner

20' 9" x 10' 5" (6.32m x 3.17m)

The kitchen diner has stairs rising to the first floor, vinyl flooring, is fitted with base units, a gas point, windows to the rear, door to the conservatory, space for a fridge freezer, sink with drainer and mixer tap and a gas fireplace.

Conservatory

18' 6" x 8' (5.64m x 2.44m)

The conservatory has a door to the rear garden, a upvc double glazed window, carpeted flooring, access through to the workshop,wc and garage, a sink and plumbing for a washing machine.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

Bedroom One

13' 3" x 8' 4" (4.04m x 2.54m)

Bedroom one has an original fireplace, coving to the ceiling, carpeted flooring and a upvc double glazed window to the front elevation.

Bedroom Two

10' 8" x 13' (3.25m x 3.96m)

Bedroom two has an original fireplace, carpeted flooring, coving to the ceiling and a upvc double glazed window to the front elevation.

Bedroom Three

11' 8" x 7' 4" (3.56m x 2.24m)

Bedroom three has carpeted flooring and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, wc, hand wash basin, has an emersion heater, tiled flooring, tiled backsplash, freestanding airing cupboard and a upvc double glazed window to the rear elevation.

Outside

To the front of the property there is access to the front door and garage. To the rear of the property there is a greenhouse, patio seating area, is laid to lawn, has mature shrubs and is enclosed to the rear.



Garage

35' 9" x 9' 1" (10.90m x 2.77m)

The garage is brick built, has a door to the kitchen, a door to the garden, a wc and a path that leads to the patio seating area. There is ample storage space above the garage which is accessed via a loft hatch.

Garage First Floor

30' x 9' 1" (9.14m x 2.77m)



view this property online williamhbrown.co.uk/Property/LBH115046



welcome to

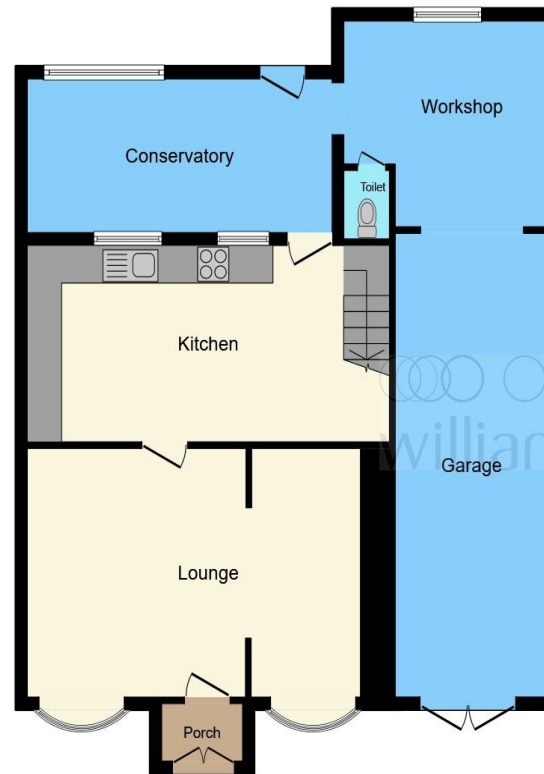
Derby Road, Kegworth Derby

- Double Width Plot
- No Upward Chain
- Three Well-proportioned Bedrooms
- Conservatory
- Integral Garage

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in the region of

£260,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LBH115046



Property Ref:
LBH115046 - 0025

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk