



Market Place,
Kegworth, Derby
DE74 2EE

£200,000 Freehold

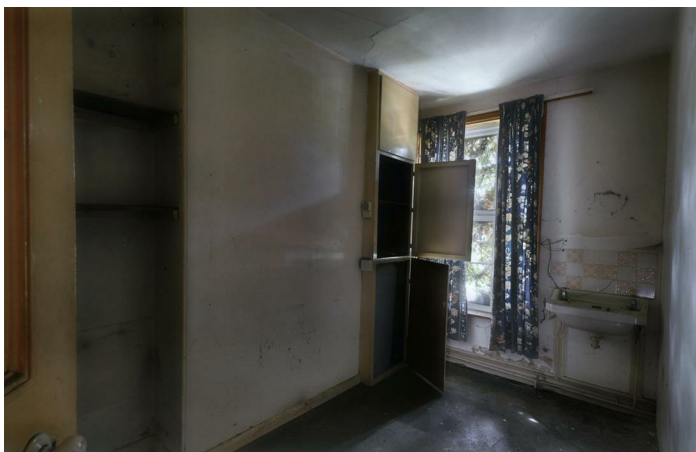


A THREE BEDROOM TERRACED HOUSE SITUATED IN THE HEART OF KEGWORTH BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are pleased to market this spacious three bedroom terraced period house in the heart of the village of Kegworth, built Circa 1850 that is in need of modernisation and renovation. The property would make an ideal project for someone looking to make it their home or for an investor. Bursting with period features, this good size property has the potential to be converted into a commercial unit, subject to planning permission and approvals. Situated with good access to the M1 and within commuting distance from Derby & Nottingham.

In brief the property comprises a lounge with period fireplace, inner lobby area with access to the stairs to the cellar and first floor, kitchen with access to the rear garden. Upstairs there are two double bedrooms, and a three piece bathroom consisting of a bath, WC and wash basin. Finally to the second floor there is a further large bedroom. To the rear of the property there is a garden with a patio area and an external brick outhouse that could be used as a home working area.

The property is within easy reach of the local shops and other facilities provided by Kegworth village, there are schools for children within easy reach, healthcare and sports facilities, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which links to the A42 and A50, East Midlands Airport, East Midlands Parkway and Loughborough stations and there are various main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East and West Midlands towns and cities.



Living Room

14'9 x 12 approx (4.50m x 3.66m approx)

With a step up to the wooden original front door, UPVC double glazed neo Georgian style sash window to front elevation, wooden floorboards, ceiling light, fireplace, coving and door through into inner lobby

Inner Lobby

5'7 x 5'1 approx (1.70m x 1.55m approx)

With ceiling light, original internal door to cellar, door into the kitchen and stairs to first floor

Kitchen

11'8 x 8'3 approx (3.56m x 2.51m approx)

Wooden back door opening to the garden with UPVC window to the rear elevation. With feature original cast iron period fireplace and oven. The kitchen has a mix of wall, drawer and base units, four ring gas hob, door to under-stairs cupboards, large in-built pantry cupboard, stainless steel sink and drainer, space for washing machine.

Cellar

Landing

5'2 x 12'9 approx (1.57m x 3.89m approx)

Door to two bedrooms and family bathroom, stairs up to the second floor

Bedroom One

15'8 x 14'9 approx (4.78m x 4.50m approx)

With UPVC double glazed neo Georgian sash style window to front, gas fireplace, ceiling light and floorboard

Bedroom Two

7'1 x 12'2 approx (2.16m x 3.71m approx)

With UPVC neo Georgian window to rear elevation, wooden floor boards, ceiling light, fireplace, large in built storage cupboard and pedestal sink.

Bathroom

5 x 11'4 approx (1.52m x 3.45m approx)

Wooden window to rear, WC, bath, sink and electric shower over, ceiling light

Bedroom on second Floor

19 x 16 approx (5.79m x 4.88m approx)

With wooden floor boards, ceiling light, and window to side elevation

Outside

The rear garden is accessed via the backdoor or via a shared gated entrance to the right hand side. there is a long garden with patio, green house and brick outbuildings.

Council Tax

Council Tax band North West Leicestershire Band A

Additional Information - Agents Notes

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 8mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA - 1064 sq.ft. (98.9 sq.m.) 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. Made with Metsex CO24



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.