

Robert Ellis

look no further...



Borrowwell,
Kegworth, Derby
DE74 2FP

Price Guide £125,000
Freehold

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@robertellisea



A TWO BEDROOM END PROPERTY IN NEED OF REFURBISHMENT.

Robert Ellis are delighted to market a great opportunity to purchase this property on Borrowwell, set in the ever popular village of Kegworth, this semi-detached property occupies a generous corner plot and offers enormous potential for transformation. Going to auction, the home is in need of full refurbishment, making it an ideal project for renovators, developers or buy-to-let investors. Inside, the property currently provides two reception rooms and a traditional layout, with scope to reconfigure and extend (subject to planning) to create a modern family home. Outside, the corner plot enhances the sense of space and is complemented by a detached garage. Perfectly located for commuters and investors alike, the property benefits from excellent access to the A453, A50, M1, East Midlands Airport and East Midlands Parkway station. With its combination of location, scope and opportunity, this is a rare chance to secure a project property with outstanding long-term potential in a thriving area.

The property is partially double glazed throughout and sits on a fantastic corner plot. Internal accommodation briefly comprises of a lounge, dining room kitchen and bathroom to the ground floor. To the first floor, there are two bedrooms.

The property is within easy reach of the shopping facilities provided by Kegworth where there is a Co-op convenience store with further supermarkets found in Castle Donington and East Leake, there are schools for younger children in Kegworth and schools for older children at Castle Donington and East Leake, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which connects to the A42 and A50, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to many East Midlands towns and cities including Nottingham, Derby, Leicester and Loughborough.



Lounge

11' x 10'10 approx (3.35m x 3.30m approx)

Double glazed window and door to the front, gas fire (not tested), hearth and mantle, radiator and door to:

Dining Room

10'11 x 9'6 approx (3.33m x 2.90m approx)

Double glazed window to the side, open to kitchen, radiator, stairs to the first floor, traditional built-in multi fuel burner. Opening to:

Inner Hall

With a door to:

Bathroom

Window to the rear, panelled bath, low flush w.c., pedestal wash hand basin, radiator and part tiled walls.

Kitchen

11'1 x 5' approx (3.38m x 1.52m approx)

Window and door to the rear, range of matching wall and base units with work surfaces over, stainless steel sink and drainer, space for a fridge freezer and cooker, part tiled walls, plumbing for a washing machine and wall mounted boiler.

First Floor Landing

With doors to:

Bedroom 1

10'6 x 9'11 approx (3.20m x 3.02m approx)

Double glazed window to the front, radiator and storage cupboard.

Bedroom 2

10'6 x 9'1 approx (3.20m x 2.77m approx)

Window to the rear and a radiator.

Outside

The property sits on a corner plot enclosed with hedges, lawned garden and off road parking to the rear.

Garage

Single detached garage with up and over door.

Directions

Proceed into Kegworth along Derby Road and just before the traffic lights bear left into Sideley. Borrowwell can then be found as a turning on the right hand side.

8896AMCO

Council Tax

North West Leicestershire Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 19mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

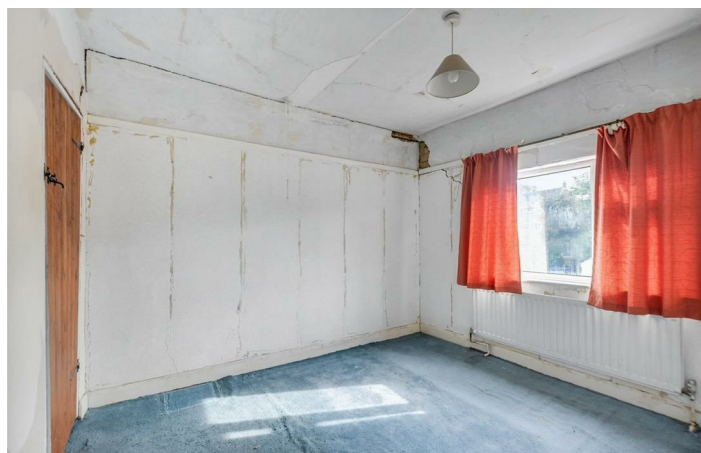
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

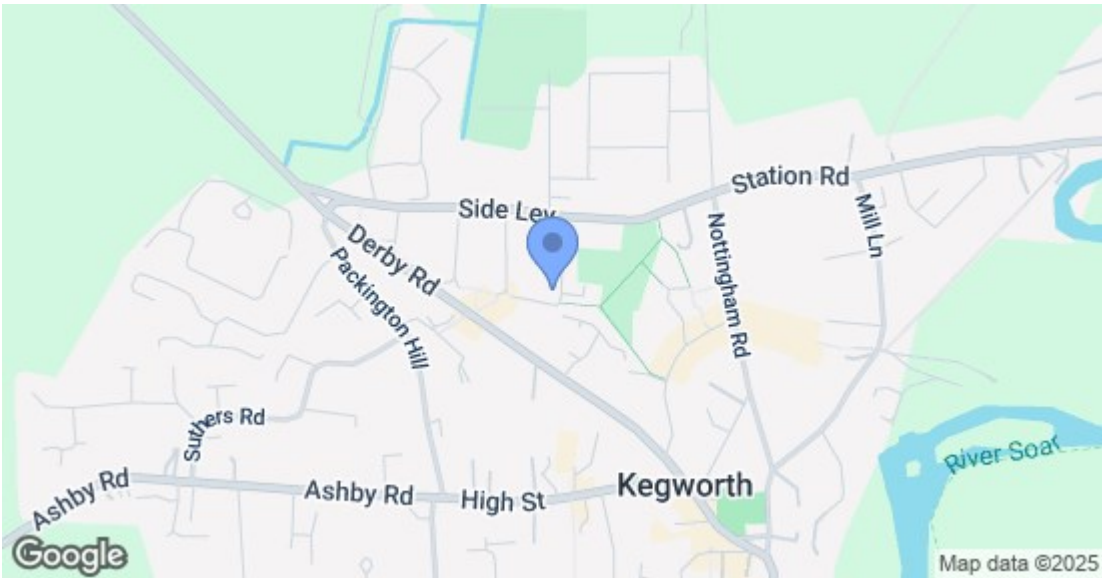
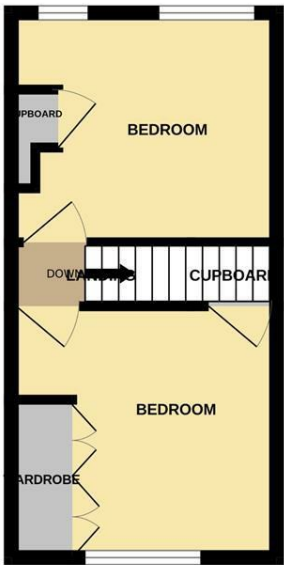
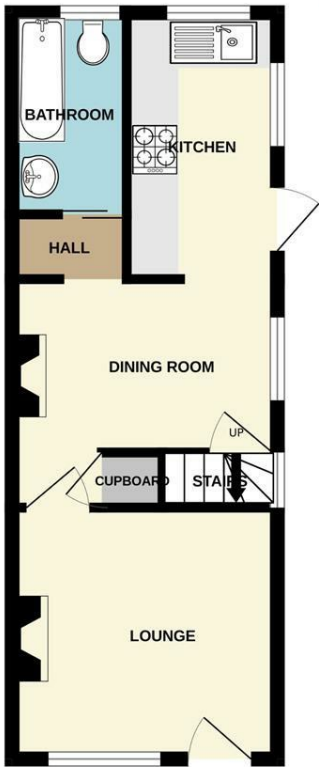
Guide Price and Reserve

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

SDL Link



Robert Ellis
ESTATE AGENTS



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.