



Borrowell,
Kegworth, Derby
DE74 2FP

Price Guide £195-199,995
Freehold



THIS IS A TWO DOUBLE BEDROOM MID PROPERTY PROVIDING A LOVELY HOME WHICH IS SITUATED CLOSE TO THE CENTRE OF KEGWORTH VILLAGE.

Being located on Borrowwell, this mid property provides a lovely home which will suit a whole range of buyers, from those buying their first property to someone who might be downsizing and looking for a property which is easy to maintain and close to local amenities and facilities. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely two bedroom home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. The property includes a reception hall which leads to the lounge/sitting room and from this main reception room there is a door taking you into the dining kitchen which is fitted with extensive ranges of wall and base units and has a door leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and bathroom which has a white suite with a shower over the bath. Outside there is off road parking and slate chipped bed areas at the front of the house and at the rear there is a private garden with a patio leading onto a long lawned garden and behind the property there is a useful brick store which has a power point and light.

Kegworth is a very well placed village location and has a number of local shops, schools for younger children with schools for older children being found at East Leake and Castle Donington, there are 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 links to the A42 and A50, East Midlands Airport which is only a five minute drive away, East Midlands Parkway station which again is very close to Kegworth and various main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East Midlands towns and cities.



UPVC front door with an inset glazed panel leading into;

Reception Hall

Stairs with hand rail leading to the first floor, radiator and laminate flooring.

Lounge

11'2 x 10'9 approx (3.40m x 3.28m approx)

Double glazed window to the front, coal effect gas fire set in an Adam style surround with an inset and hearth, radiator and laminate flooring.

Dining Kitchen

14' x 9'3 approx (4.27m x 2.82m approx)

The kitchen is fitted with a stainless steel sink with a mixer tap set in a work surface with cupboards and space for an automatic washing machine below, space for a cooker set in a recess, further work surface with cupboards and drawers beneath, matching eye level wall cupboards, understairs storage cupboard where the electricity meter and electric consumer unit are positioned, Worcester Bosch boiler housed in a fitted cupboard, double glazed window to the rear, half glazed door leading out to the rear, spaces for an upright fridge/freezer and a tumble dryer and tiling to the walls by the work surfaces areas.

First Floor Landing

Having a hatch to the loft and panelled doors to:

Bedroom 1

11'2 x 10'9 approx (3.40m x 3.28m approx)

Double glazed window to the front, radiator, laminate flooring, built-in cupboard over the stairs and picture rail to the walls.

Bedroom 2

9'6 x 8'7 approx (2.90m x 2.62m approx)

Double glazed window to the rear, laminate flooring and a radiator.

Bathroom

The bathroom has a white suite with a panelled bath having a Triton electric shower over and tiling to the walls, low flush w.c. and a pedestal wash hand basin, opaque double glazed window with a fitted blind and a radiator.

Outside

There is parking at the front of the property with slate chipped areas and a fence to the left hand side boundary.

At the rear of the house there is a patio with a path running down to the bottom of the garden with lawns to either side and there is fencing to the left hand boundary and at the rear of the house there is a brick store which has a power point and light.

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.

8652AMMP

Council Tax

North West Leicestershire Band A

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, surface water low

Flood Defenses – No

Non-Standard Construction – No

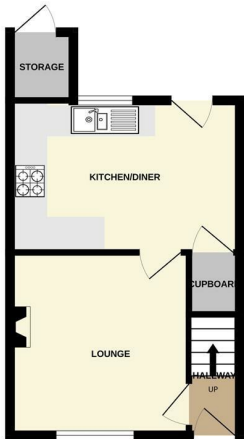
Any Legal Restrictions – No

Other Material Issues – No

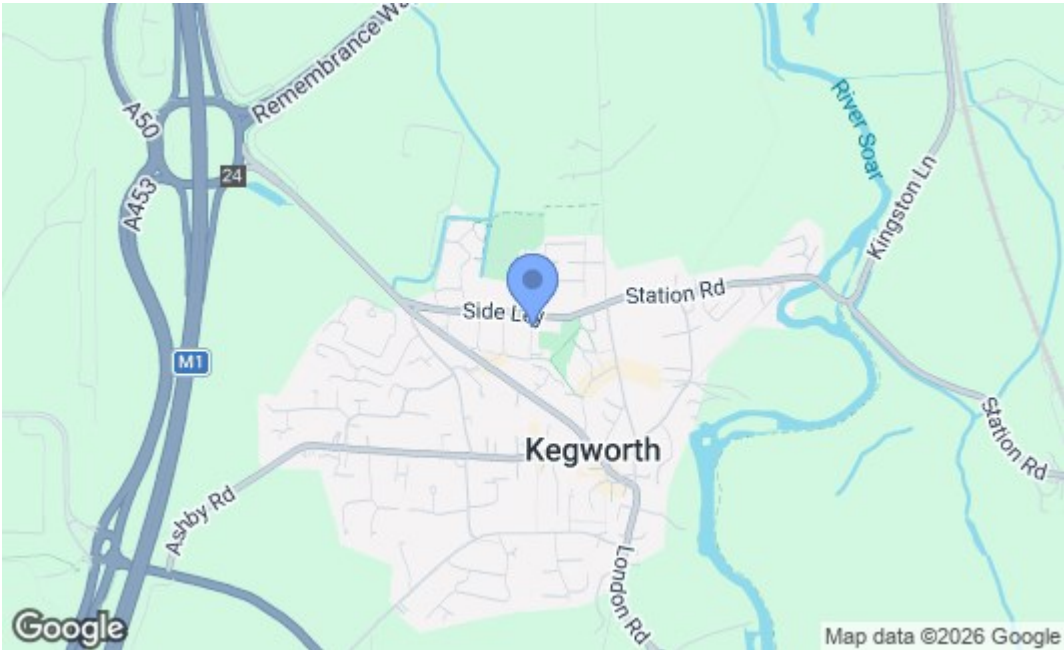
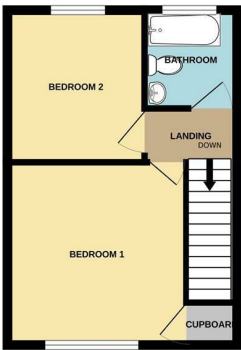




GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



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.