



51 Sideley, Kegworth, Derby, DE74 2FJ

£210,000

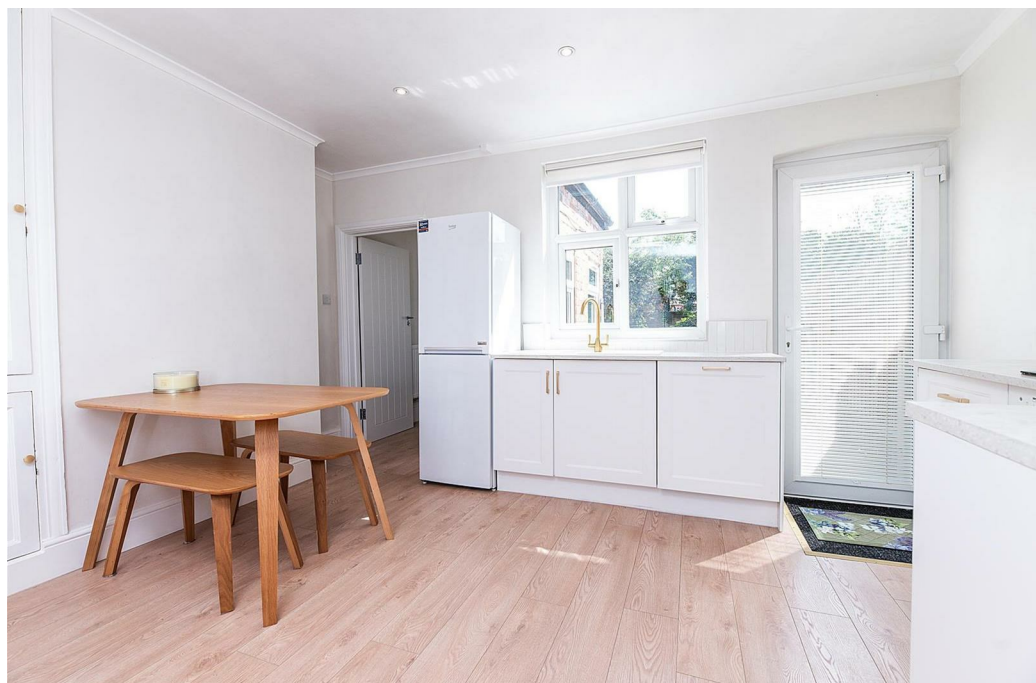
- No onward chain
- Utility room
- South facing garden
- Renovated to a high standard
- Open plan living
- Popular village location
- Downstairs WC
- Generous driveway
- New fitted kitchen

51 Sideley, Derby DE74 2FJ

****No onward chain**** Newly renovated Victorian property with off-road parking, open plan living, a downstairs WC, utility room, South facing garden and a sought after village location. Get in touch to arrange a viewing.



Council Tax Band: A



**** No Onward Chain**** Charming mid-terraced property located on a popular street and close to local amenities in the heart of Kegworth village. With a fabulous red brick exterior the home was built in late Victorian times and has been lovingly renovated and decorated by the current owner. The house is ready to move into and would make a great first time buy or investment in the thriving rental market.

Comprising a large lounge with feature fireplace, open plan to the fitted kitchen and dining area, downstairs WC, utility room, modern family bathroom with white suite, 2 bedrooms, a south facing rear garden with a patio area and a gravelled driveway with off-road parking for 2 vehicles.

The home has been renovated over the five years since the current owner moved in and is newly decorated in neutral colours. There is gas central heating throughout and uPvc double glazing throughout. The kitchen and bathrooms are new, the home has been partially replastered, new flooring, new doors and even a new roof, which was installed two years ago.

The property is located in the popular village of Kegworth. With excellent transport links, it is within commuting distance of Nottingham, Derby, Leicester and London, with regular trains to St. Pancras from East Midlands Parkway railway station and close to the M1 motorway. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The village is also close to Sutton Bonington Campus of Nottingham University.

Living room area

11'1 x 11'1

Neutrally decorated, the generous living room has a large window allowing in lots of natural light, a feature fireplace with exposed brick inset and wood effect flooring.

Kitchen/diner

14'1 x 9'5

The modern and newly renovated kitchen has a range of matte white wall and base units and drawers, grey marble effect worktops, a fitted double oven with electric hob and extractor fan, integrated dishwasher and fitted double sink with brass mixer tap and a built in waste disposal unit. There is space for a dining area and a tall fridge freezer. There is an understairs cupboard and additional storage cupboards. The walls are painted in neutral and modern white and there are white tiled splashbacks. The wood effect flooring continues in to the kitchen /diner and then into the utility room. There is access to the rear garden via a uPvc door with glass inset.

Utility room

Useful utility room with space for a washing machine and tumble dryer and additional worktop area ideal for small appliances.

Downstairs WC

The owner has added a useful downstairs WC which is accessed via the utility room. It has an obscured uPvc window, wood effect flooring, panelling and contemporary wallpaper to the walls and an all in one WC with hand basin over the cistern. This is a great space saver and environmentally friendly.

Bedroom 1

11'1 x 11

Generous double bedroom with neutral decor including newly painted walls and new carpet. There is a good sized over stairs storage cupboard and a front facing aspect.

Bedroom 2

7'9 x 9'6

Single bedroom with neutral decor and a rear facing aspect.

Bathroom

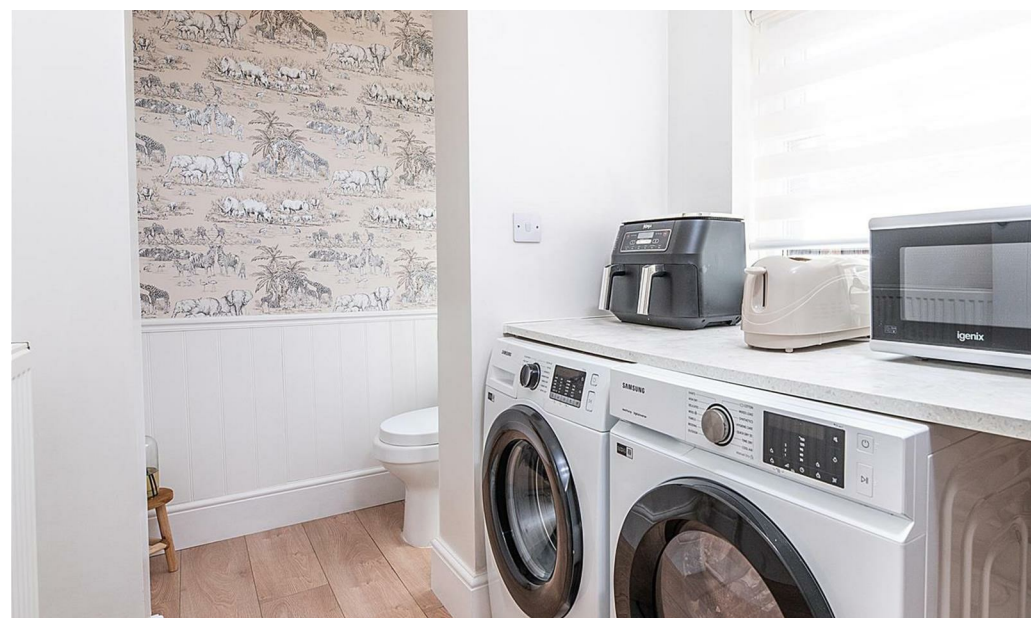
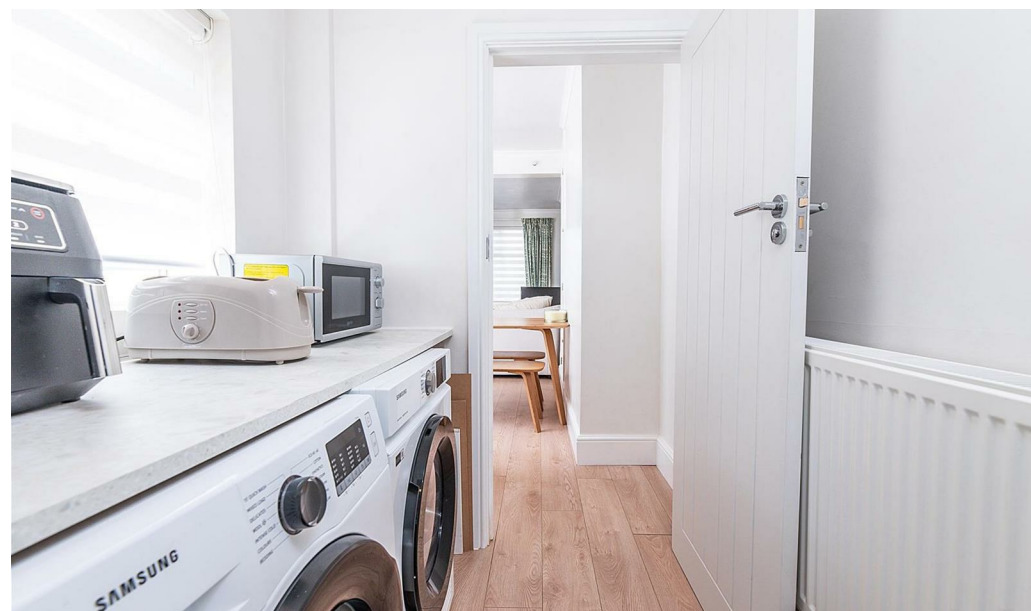
6'4 x 6'4

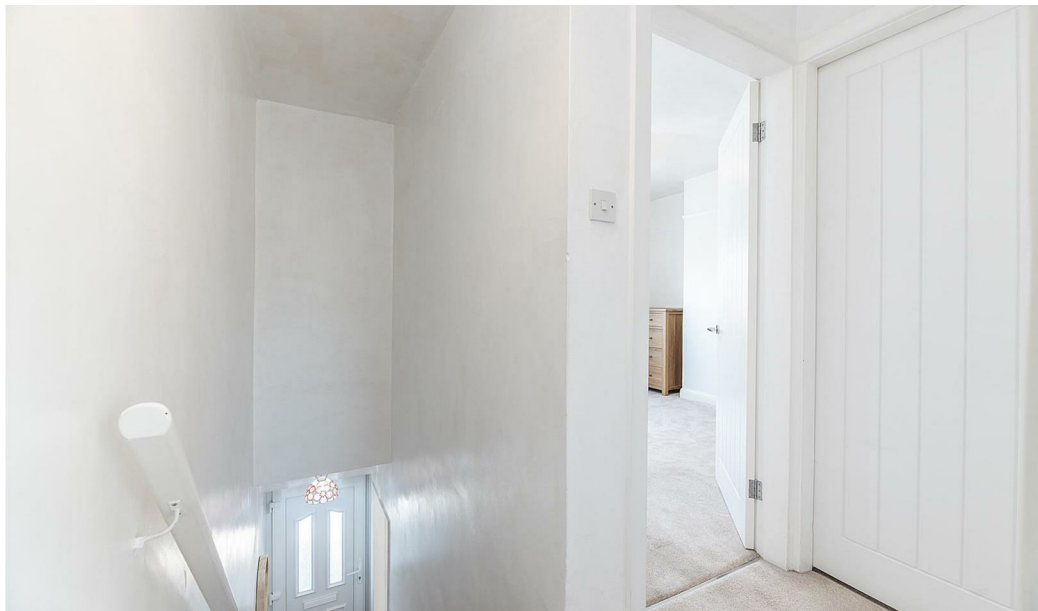
Completely renovated by the current owner, the modern bathroom comprises a full sized bath with shower over, contemporary sink with vanity unit, LED light up mirror and WC. The bathroom is finished in modern grey with marble effect tiles to the walls and floor.

Outside

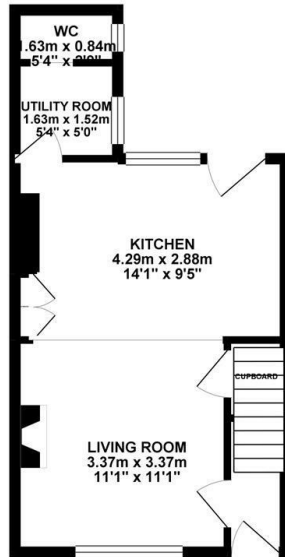
To the front of the property is a gravelled drieway and a gravelled pathway leading up to the front door. The generous plot means the house is set back from the road.

To the rear of the property is a South facing and private garden with fenced boundaries, part of the fence has been recently renewed. The garden is mostly laid to lawn and has a slabbed patio area and some flower beds. Easy to maintain and access for bins and bikes via next doors garden. There is no right of access across the garden making it completely private.

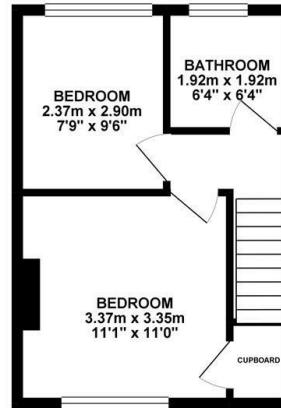




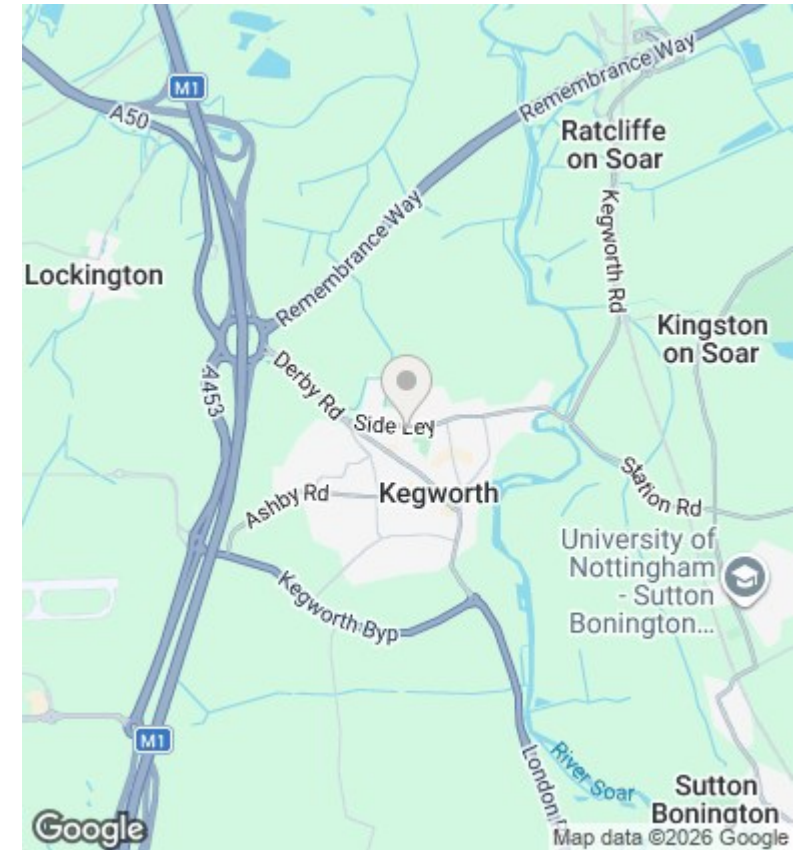
GROUND FLOOR



1ST FLOOR



While 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 misstatement. This plan is for guidance 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 Floorplan 6/2/21



Directions

Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	