



26 Pleasant Place, Kegworth, Derby, DE74 2DD

£195,000

- No onward chain
- Close to the village centre
- Victorian walled garden
- Fitted kitchen with stable style door
- Master with ensuite
- Generous lounge
- 2 bathrooms
- End terrace
- 2 double bedrooms plus a home office/nursery
- Adjacent on street parking

26 Pleasant Place, Derby DE74 2DD

****No onward chain**** Excellent opportunity to purchase a Victorian end terraced home.

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Council Tax Band: A



**** No onward chain**** Charming end terraced property located on a private cul-de-sac 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. Comprising a large lounge with the option to incorporate a dining area, fitted kitchen with space for a 2 seater table and chairs, family bathroom with white suite, 3 bedrooms including 2 doubles one with en-suite and one ideal for a nursery or home office, a mature walled garden with a patio area and stunning views over the surrounding area.

The ground floor comprises a large lounge with front facing aspect. To the rear of the lounge diner there is access to the fitted kitchen, with ample storage and enough space for a small dining table and chairs. The garden can be accessed from the kitchen via a feature stable door.

The first floor consists of two bedrooms and the family bathroom. The bathroom has a white suite with a low level WC, hand basin, full-sized bath with shower over and heated towel rail.

The second floor has been converted into a stunning master bedroom with en-suite. The light, bright room has two large sky lights and high, sloping ceilings. It is decorated in contemporary blue fand has ample eaves storage. The adjoining en-suite features a white suite with low level WC, hand basin and shower cubicle with glass panels.

Outside of the property there is a lovely, partially walled garden, which is an ideal size and benefits from the afternoon and evening sunshine. There is a small patio area perfect for alfresco dining, a lawn, flowerbeds and shrubs. . There is a side passage providing access to the front of the property from the garden.

This gem of a property has been restored and has retained it's period features,

unlike similar properties the ceilings have been raised to provide larger and more airy rooms, which makes this property feel much more spacious.

This would make an excellent first time buy or a great buy to let investment.

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 the Sutton Bonington Campus of Nottingham University and this property would make a great investment as a buy to let.

Ground floor

Lounge
16'4" x 11'6"

Kitchen
11'6" x 8'2"

First floor

Bedroom 2
11'6" x 8'0"

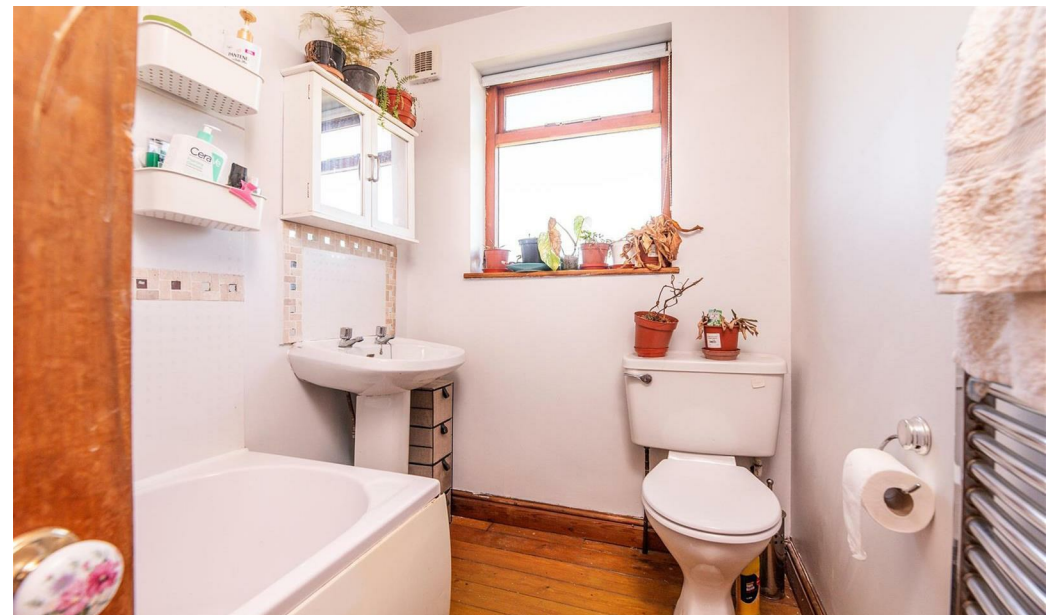
Bedroom 3
7'7" x 6'1"

Bathroom
7'7" x 5'5"

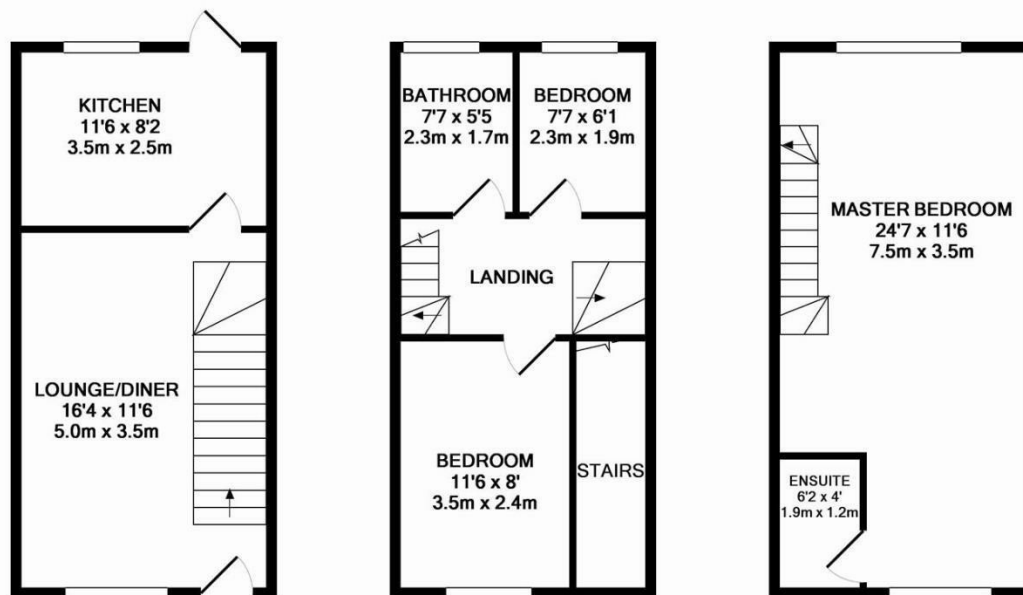
First floor

Master bedroom
24'7" x 11'6"

Ensuite
6'2" x 4'0"







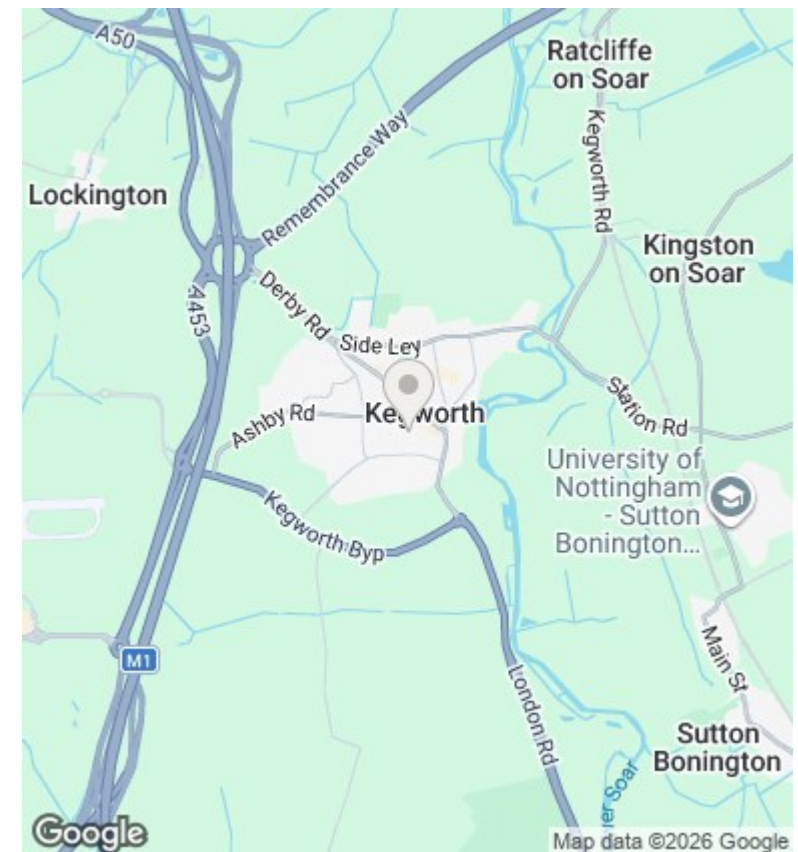
GROUND FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Directions

Viewings

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

Council Tax Band

A

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	

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