



31 Sideley, Kegworth, Derby, DE74 2FJ

Offers Over £200,000

- Stunning end terraced home
- Open plan living
- Spacious modern bathroom
- Wood burner
- Turnkey
- Luxurious finish
- South facing garden
- 2 double bedrooms
- New internal and external doors

31 Sideley, Derby DE74 2FJ

Stunning end-terraced property. 2 generous double bedrooms, an open plan living and dining room, a spacious, fitted kitchen, very generous bathroom with luxurious bath and double shower cubicle and a South facing and well kept private garden



Council Tax Band: B



Stunning end-terraced property located in popular and well connected Kegworth village. The current owners have spared no expense in refurbishing the home and it is bursting with quality fixtures and decor. Comprising 2 generous double bedrooms, an open plan living and dining room, a spacious, fitted kitchen, very generous bathroom with luxurious bath and double shower cubicle and a South facing and well kept private garden

This gem of a property has had lots of upgrades done by the current owners including a new luxury bathroom, oak internal doors, new modern radiators, a contemporary staircase, flooring, decor and much more. A great opportunity for first time buyers and downsizers as it is ready to move into. The house has gas central heating and UPVC double glazing throughout.

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/diner 13'3 x 25'5

Impressive open plan reception area laid out as a lounge to the front and a dining room to the back with lots of storage space and a modern staircase leading up to the first floor. The room has been refurbished by the current owners. The lounge area is accessed via the new composite front door and has new wooden flooring, contemporary grey decor and a woodburner added by the current owners. The staircase has been renewed and is a modern mix of oak and glass. To the rear of the space is the dining area but the room has flexible use and can be laid out to suit the new owners. The contemporary decor and wooden flooring continues through to the dining area.

Kitchen

8 x 14'4

Attractive shaker style fitted kitchen with cream wall and base units including a tall cupboard for storage, a fitted oven with fitted gas hob top and modern extractor fan, a double fitted sink with mixer tap and drainer and space for white goods including a dishwasher and tall fridge/freezer. The kitchen has a picture window that over looks the rear garden, wooden flooring, spotlighting and tiled splashbacks. There is a composite door for access to the rear garden.

First floor

Bedroom 1

16 x 10'2

Generous double bedroom with a front facing aspect and neutral decor.

Bedroom 2

12'8 x 11'11

Generous double bedroom with a fitted storage cupboard, rear facing aspect and contemporary decor. The bedroom is currently laid out as a home office and guestroom.

Bathroom

8 x 14'4

Luxurious and spacious bathroom which has been refurbished by the current owners. It has a high end suite including a modern full sized bath, attractive hand basin with vanity unit, WC and a double walk in shower with glass surround, sliding door and modern grey aquaboarding. There is a storage cupboard created by the current owners and modern towel rail style radiator. The bathroom is completed with contemporary grey flooring and stylish decor.

Outside

The facade of the property is attractive red brick with a grey composite door and a bay window. There is a pathway leading to the front door. The rear garden can be accessed via an archway.

The south facing rear garden gets lots of sunlight in the summer months and is easy to maintain. It has been landscaped by the current owners and includes a patio area, a spacious lawn, a raised flower bed, shed and area of blue slate.







Directions

Viewings

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

EPC Rating:

E

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		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

