



83 Whatton Road, Kegworth, Derby, DE74 2DT

£235,000

- No onward chain
- Attractive bay fronted period property
- Garage and summer house
- South east facing garden
- Rare opportunity
- Generous plot with driveway and parking
- 3 bedrooms
- Scope to add value
- 2 generous reception rooms
- Empty possession

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****No chain**** Bay fronted, 3 bedroom, semi-detached house in popular Kegworth village. This substantial home has a generous plot and lots of scope to add value.



Council Tax Band: C



****No chain**** Bay fronted, 3 bedroom, semi-detached house in popular Kegworth village. This substantial home has a generous plot and lots of scope to add value. Neighbouring properties have extended into the loft space creating 4 and 5 bedroom houses. It currently comprises 2 generous reception rooms, 3 bedrooms, kitchen, bathroom, driveway for multiple vehicles plus scope to add more, a garage, a good sized garden with a shed, produce patch and summer house.

This would make an excellent project to add value to and is offered to market with no onward chain and empty possession.

Ground floor:

The ground floor has two generous reception rooms, the front reception room has been used as a dining room and has an attractive curved, bay window. It has sliding doors to the rear reception room giving the option of open plan. The rear reception room has views over the rear garden and has been used as a lounge. It has a modern wall mounted gas fire and fitted storage cupboards. The rear reception room has been extended. Completing the ground floor is the fitted kitchen which has a range of storage units, views over the rear garden and a uPvc door with access to the side of the property.

First floor:

The first floor comprises three bedrooms, it has two doubles and a generous single. The largest double has a front facing aspect with a curved bay window and fitted storage. The second double bedroom and the single bedroom both have a rear facing aspect with garden views. Completing the first floor is the bathroom which has a white suite and white tiling., comprising a shower cubicle, WC and hand basin.

Outside:

To the front of the property is a paved driveway and a front garden with an

attractive boundary wall. The front garden is gravelled and has a large ornamental shrub and flower beds. If preferred the new owners could convert this into additional parking. The driveway leads to a garage with power and light and to the tiered garden. The garden is hardscaped with a generous patio area, gravelled areas and a hedged boundary. To the rear of the garden is an area that has been used for growing produce. The garden has a large summerhouse and additional shed. The garden is South East facing.

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.

Measurements

Ground floor

Lounge
14'1 x 10'10

Dining room
11'2 x 10'10

Kitchen
8'3 x 5'10

First floor

Bedroom 1
14'3 x 10'4

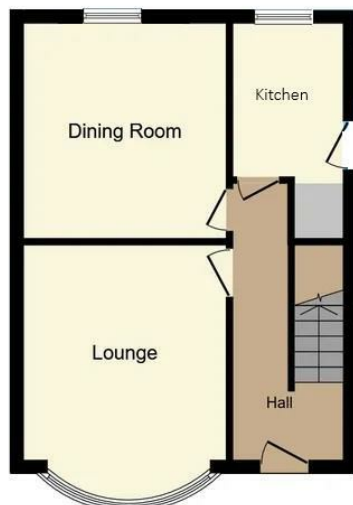
Bedroom 2
11'3 x 10'11

Bedroom 3
8'3 x 7'7

Bathroom



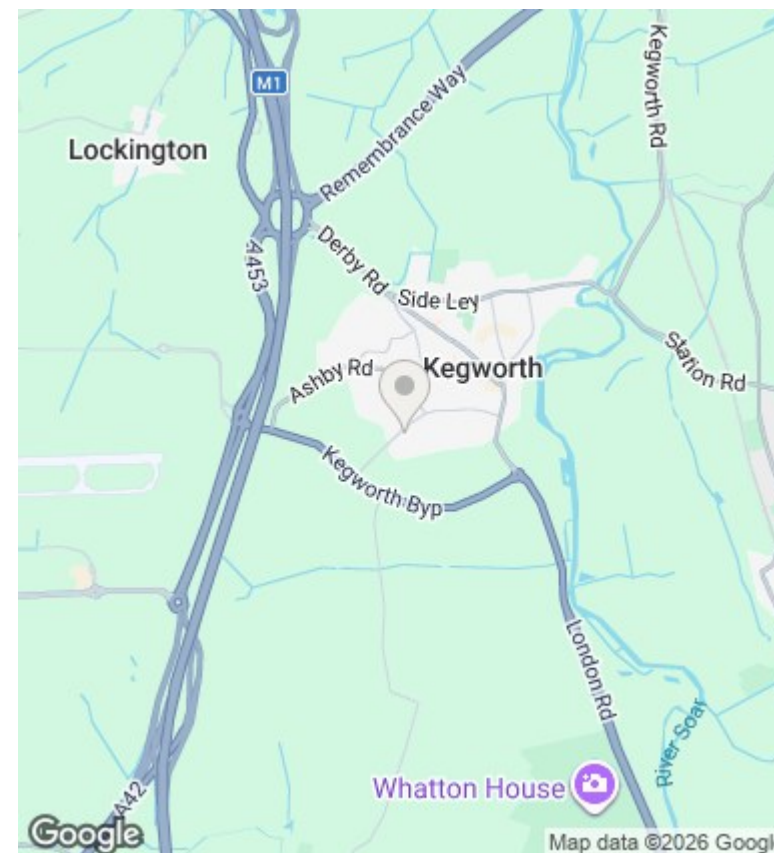




Ground Floor



First Floor



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC