

# HoldenCopley

PREPARE TO BE MOVED

Station Road, Kegworth, Derbyshire DE74 2FQ

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Guide Price £200,000 - £215,000

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IDEAL FOR FIRST TIME BUYERS...

This deceptively spacious mid-terrace house is the perfect purchase for a first-time buyer looking to step onto the property ladder. Ideally positioned in a well-connected location, the home sits within easy reach of local shops, schools, transport links, and is just a stone's throw from East Midlands Airport. The ground floor boasts a square bay-fronted reception room featuring a log burner and a fitted kitchen sits alongside a separate dining room, offering excellent versatility for day-to-day living and entertaining. Upstairs, the first floor carries two generously sized double bedrooms and a three-piece bathroom suite. Externally, the property offers on-street parking to the front, while to the rear you'll find a garden complete with two paved patio seating areas and a lawn.

MUST BE VIEWED





- Mid-Terrace House
- Two Double Bedrooms
- Reception Room With A Log Burner
- Well Appointed Fitted Kitchen
- Separate Dining Room
- Three Piece Bathroom Suite
- Private Rear Garden
- Convenient Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'5" x 3'2" (4.70m x 0.97m)

The entrance hall has carpeted flooring and stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

17'1" x 11'10" (5.23m x 3.63m)

The living room has a UPVC double-glazed square window to the front elevation, carpeted flooring, a recessed chimney breast alcove with a log burner, decorative surround and tiled hearth, coving and recessed spotlights.

Hall

3'1" x 2'9" (0.95m x 0.86m)

The hall has carpeted flooring.

Kitchen

11'10" x 11'5" (3.61m x 3.48m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven and fridge-freezer, a gas hob, a stainless steel sink with a drainer, tiled flooring, space for a dining table, a radiator, a built-in cupboard and a UPVC double-glazed window to the rear elevation.

Dining Room

17'11" x 6'8" (5.47m x 2.05m)

The dining room has UPVC double-glazed windows to the side and rear elevations, tiled flooring, a radiator and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

17'2" x 6'10" (5.24m x 2.09m)

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

14'10" x 12'0" (4.53m x 3.67m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Two

11'11" x 11'10" (3.64m x 3.61m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

9'7" x 7'0" (2.94m x 2.14m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed shower, glass shower screen and tiled walls, tiled flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a garden with two paved patio seating areas, a lawn and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 50 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - North West Leicestershire District Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

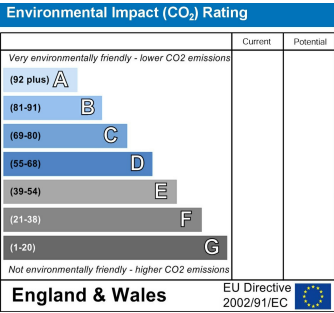
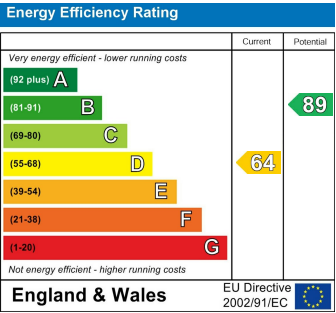
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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