Robert Ellis

*look no further...*

Sideley,
Kegworth, Derby
DE74 2FJ

**£219,950 Freehold**

0115 946 1818

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A WELL PRESENTED AND SPACIOUS, TWO BEDROOM MID-TERRACED PROPERTY THAT HAS BEEN REFURBISHED THROUGHOUT TO A HIGH STANDARD, SITUATED WITHIN A VILLAGE LOCATION AND PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this superb example of a two bedroom semi-detached home situated within the heart of Kegworth village. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout whilst being completely refurbished by the current owner with new kitchen, bathroom, roof and décor throughout. This property would be ideal for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, open plan lounge/kitchen/dining space with integrated cooking appliances, a utility room and downstairs WC. To the first floor the landing leads to two generous bedrooms and a three piece family bathroom suite. To the rear there is a garden with a patio area, turf and flower beds.

Located in the popular residential village of Kegworth, close to a wide range of local schools, shops and parks. There are fantastic transport links available such as nearby bus stops and easy access to major road links such as the M1 and A50 with East Midlands Airport and local train stations being just a short drive away.

Entrance Hall
uPVC double glazed front door, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Lounge/Kitchen/Diner
20'5 x 10'7 x 14'2 (6.22m x 3.23m x 4.32m)
uPVC double glazed window overlooking the front and rear, laminate flooring, radiator, built in storage cupboards, space for fridge/freezer, integrated dishwasher, integrated electric oven with electric hob and overhead extractor fan, uPVC double glazed door leading to the garden, sink with waste disposal, painted plaster ceiling, spotlights.

Utility Room
4'7 x 5'1 (1.40m x 1.55m)
uPVC double glazed window overlooking the side, laminate flooring, radiator, space for washing machine, space for tumble dryer, painted plaster ceiling, ceiling light.

Downstairs WC
2'4 x 5'2 (0.71m x 1.57m)
uPVC double glazed patterned window overlooking the side, laminate flooring, WC with sink, painted plaster ceiling, ceiling light.

First Floor Landing
Carpeted flooring, painted plaster ceiling, ceiling light.

Bedroom One
10'7 x 10'6 (3.23m x 3.20m)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

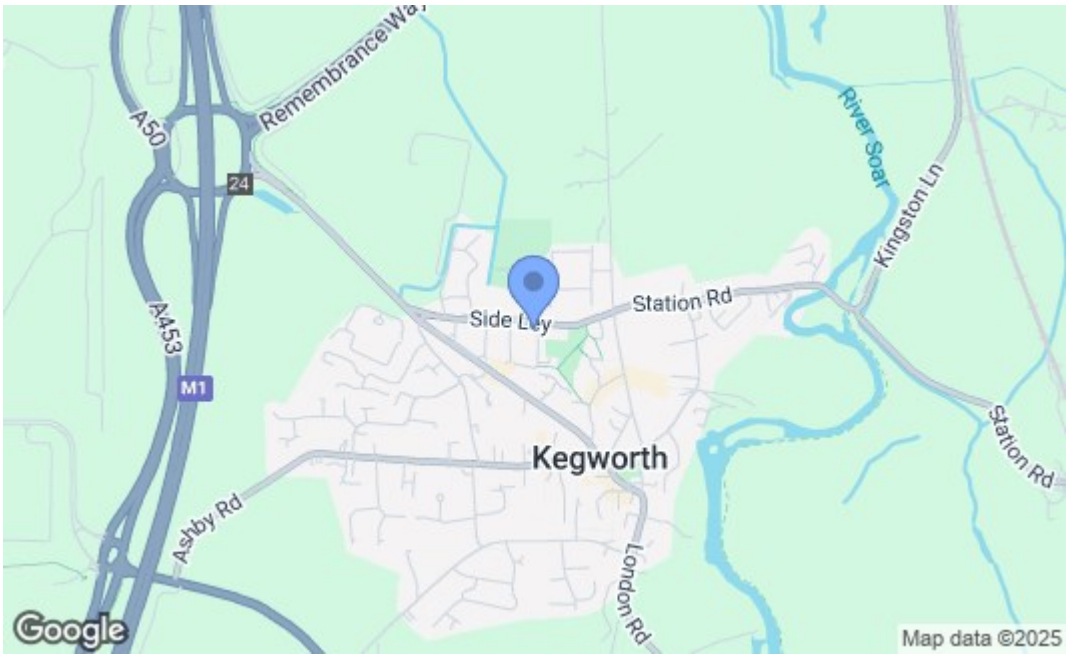
Bedroom Two
6'0 x 9'0 (1.83m x 2.74m)
uPVC double glazed window overlooking the rear, carpeted flooring, radiator, loft access, painted plaster ceiling, ceiling light.

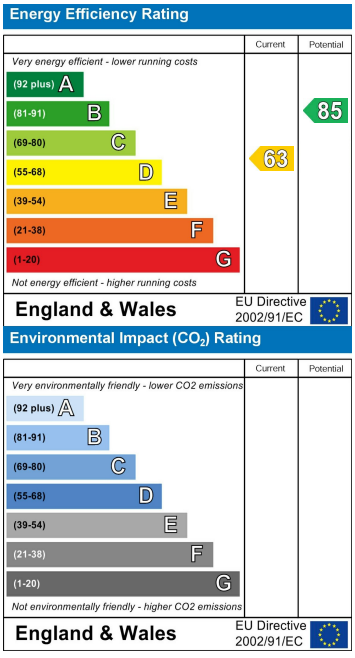
Family Bathroom
5'7 x 5'9 (1.70m x 1.75m)
uPVC double glazed patterned window overlooking the rear, tiled flooring, heated towel rail, WC, top mounted sink, bath with mixer tap and shower over the bath with rainfall shower head, painted plaster ceiling, ceiling light.

Outside
To the front of the property there is ample off street parking for several vehicles via a driveway with a dropped kerb. To the rear there is a garden with a patio area, turf and flower beds.

Council Tax
North West Leicestershire Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKY AND VIRGIN
Broadband Speed -
Standard 19 mbps
Superfast 80 mbps
Ultrafast -
Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No




These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818