



11 New Street

Kegworth | DE74 2FT | £200,000

ROYSTON
& LUND

- Two Bedroom End Terrace Character Home
- Finished To A High Standard
- Store Rooms With Plumbing
- Opportunity To Convert Segment Of Land For Further Off Street Parking
- EPC Rating - E
- Immaculately Presented Throughout
- Spacious Four Piece Suite Bathroom
- Close By To Numerous Amenities
- Single Garage
- Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this two bedroom traditional end terrace property located in the desirable village of Kegworth. Situated close by to numerous amenities such as local shops and pubs. Not to mention excellent transport links to the surrounding villages and major routes such as the M1 A50 and A42. This property would be a great purchase for first time buyers, young couples or a high quality buy to let.

Ground floor accommodation upon entry comprises a dining room upon entry that leads into the main reception room benefitting from a large front aspect window flooding the room with natural light. Moving through the dining room you come into the main living room showcasing dual aspect corner windows along with under stair storage and access into the kitchen. The kitchen boasts high quality base and wall units along with top of the range integrated appliances such as an oven, hob and extractor hood along with a built in dishwasher and fridge and freezer. The kitchen further grants access to the rear courtyard garden via a back door.

To the first floor there are three well proportioned double bedrooms that both share a generous sized modern four piece suite bathroom showing a separate bath and shower along with a wash basin and WC.

Facing the property there is on street parking.

To the rear the garden has a private courtyard area and two out buildings with plumbing for a washing machine and WC. The property has a separate garage which has a up and over door, lights, sockets and two UPVC windows. There is a additional garden space, which could be landscaped into a private rear garden.





Total area: approx. 97.4 sq. metres (1048.1 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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