



42 Borrowell,
Kegworth, DE74 2FP

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Thomas James are delighted to offer this beautifully well presented end terraced home to the market.

Sympathetically refurbished throughout, the characterful property provides accommodation including an open plan living/dining room, a kitchen with integrated appliances, two bedrooms and a fitted shower room.

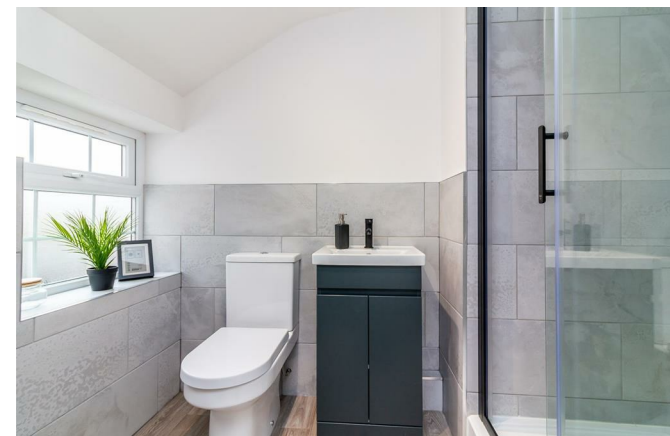
Benefiting from double glazing, and energy efficient electric panel heaters, the property has an enclosed lawned garden to the rear, and a low maintenance gravelled frontage.

Situated in a cul-dac position, in the sought after village of Kegworth, the property is close to an excellent range of local facilities. The village enjoys convenient transport links to Nottingham, Derby and Leicester. The Sutton Bonington Campus of Nottingham University, plus the East Midlands Parkway railway station are also nearby.

Offered to the market with no upward chain.

Viewing is absolutely essential!

Guide Price £210,000





ACCOMMODATION

The canopied entrance door at the front of the property gives access into the plan living/dining room. This spacious room has original beams to the ceiling, and windows to both the front and rear.

From the living/dining room, stairs rise to the first floor, and there is open access to the kitchen. Fitted with a stylish range of wall and base units, the kitchen has built in appliances including an oven, a hob with an extractor hood over, a washing machine, a dishwasher, and a fridge/freezer. From here, a UPVC door opens to the rear garden.

On reaching the first floor, the landing gives access to two bright bedrooms, and the modern fitted shower room.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden, with a low level wall to the boundary.

At the rear of the property, the garden is laid to lawn, has timber screen fencing to the boundary, and gated access off.

Council Tax Band

Council Tax Band TBC. North West Leicestershire District Council.

Application has been made.

Please Note

The vendor of this property has a connection with Thomas James Estate Agents.

This should have no bearing on the sale of the property and should cause no concern to prospective purchasers.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

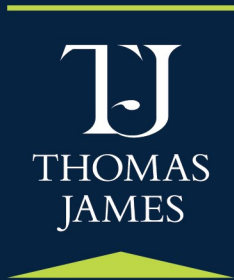
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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



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