



40 Borrowell,
Kegworth, DE74 2FP

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This beautifully well presented, characterful mid terraced home to the market is offered to the market with no upward chain.

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

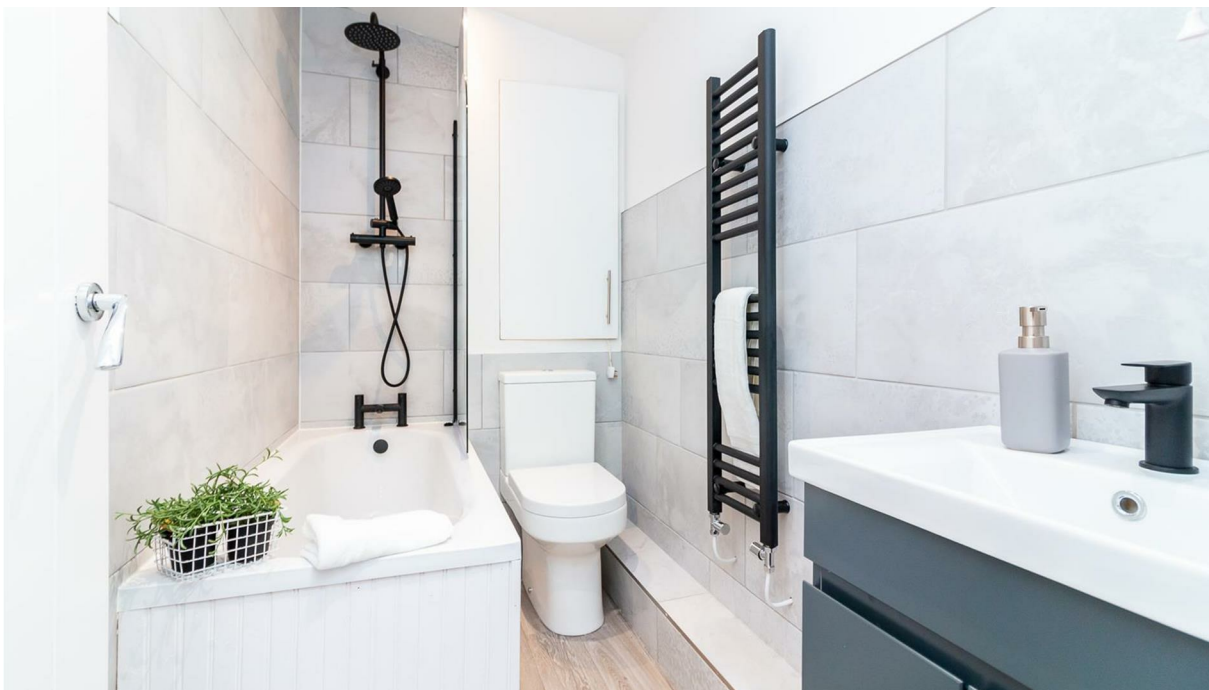
Benefiting from double glazing, the property has an enclosed lawned garden to the rear, and a low maintenance gravelled frontage.

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.

Viewing is absolutely essential!

Offers Over £200,000





ACCOMMODATION

The canopied entrance door at the front of the property gives access into the plan living/dining room. This spacious room has a window to front, and French doors opening to the 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.

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

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

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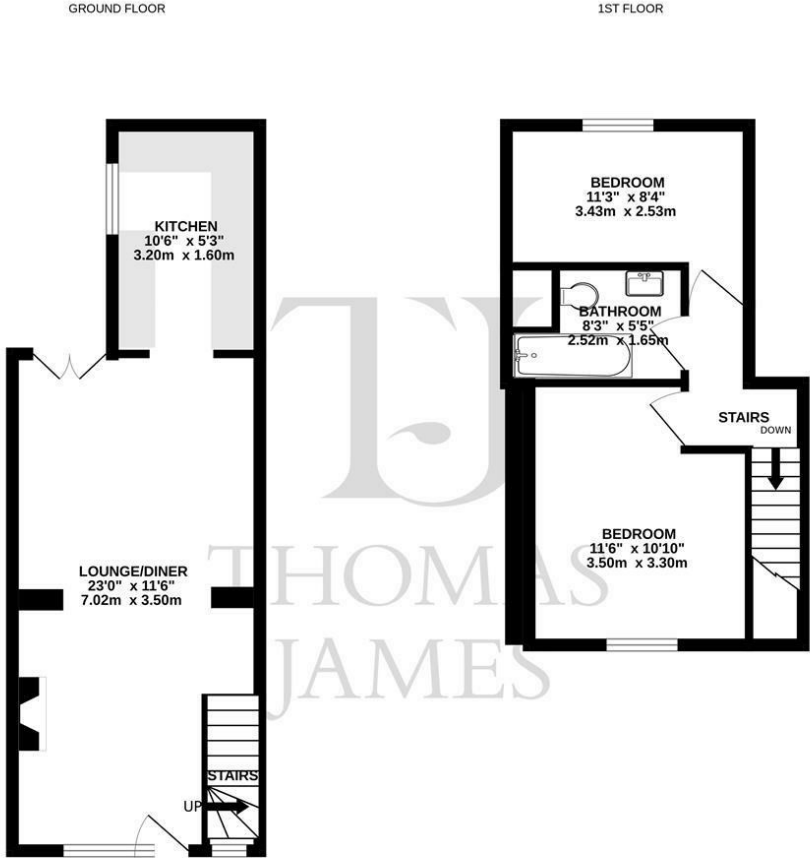
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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