



40 Borrowell,
Kegworth, DE74 2FP

TJ
THOMAS
JAMES

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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-de-sac 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.

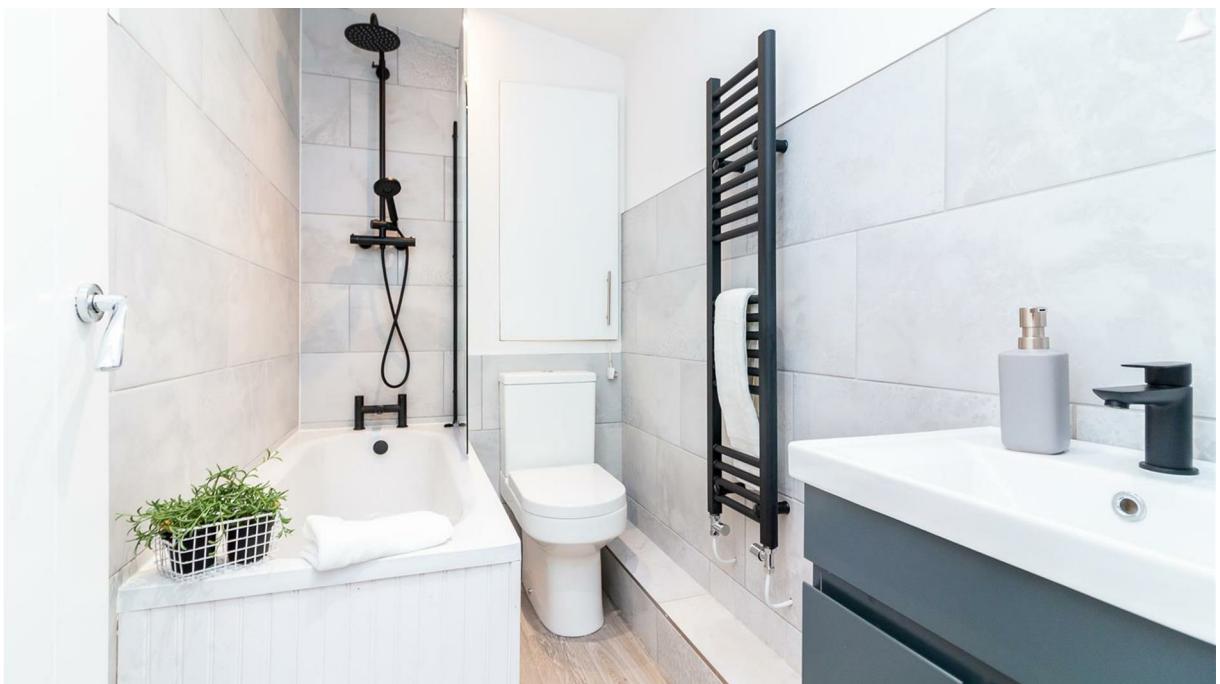
Please Note

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

Referral Arrangement Note

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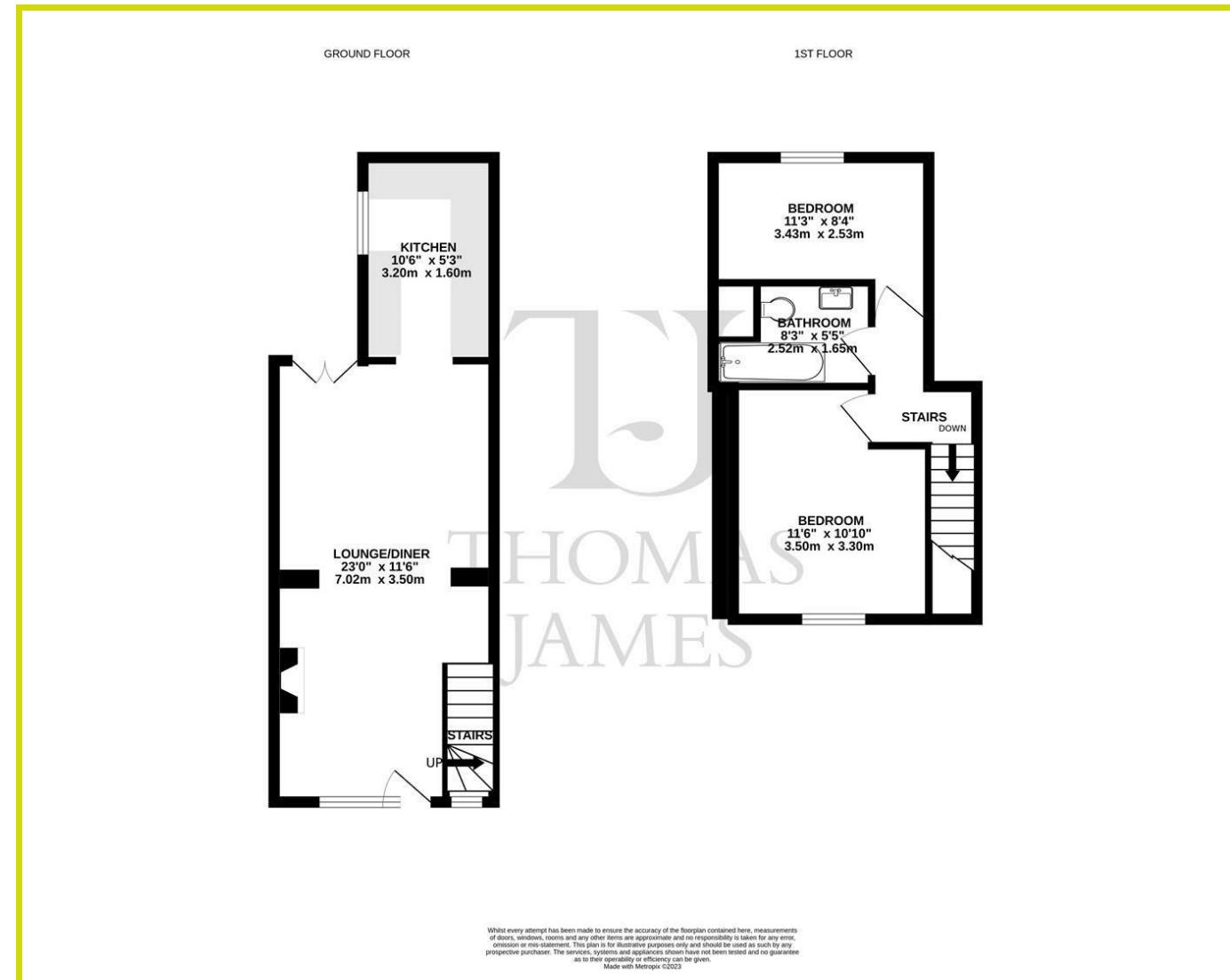
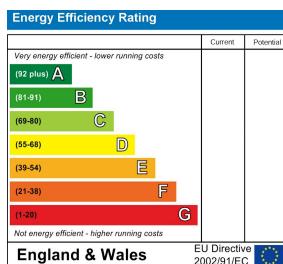


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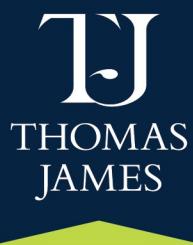
MONEY LAUNDERING

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