



55 Derby Road, Kegworth, Derby, Leicestershire. DE74 2EN

£175,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Situated in the heart of Kegworth, this charming two-bedroom mid-terrace home presents a wonderful opportunity for first-time buyers or investors alike. Boasting spacious reception rooms, a generous rear garden, and excellent commuter links to East Midlands Airport and Sutton Bonington University, the property combines convenience with potential. With just a touch of modernisation, this lovely home could be transformed into a stylish and comfortable retreat in a highly sought-after village location.

Sold as an investment opportunity and subject to the current assured shorthold tenancy at £600pcm/£7,200 per annum.

Council Tax Band A EPC Rating E

FEATURES

- Two Bedroom Mid Terrace Property
- Tenants In Situ
- Generous Garden To The Rear
- Village Location
- Great Investment Opportunity
- EPC Rating E
- Council Tax Band A
- Legally Approved 'off-road' parking and dropped kerb in 2022
- New central heating boiler in 2023
- Upgraded electrics and consumer board in 2025
- Excellent commuter links to East Midlands Airport, SEGRO Gateway and Sutton Bonington University



ROOM DESCRIPTIONS

Ground Floor

Entrance

3.52m x 3.52m (11' 7" x 11' 7") Entered via a UPVC double glazed door into the first reception room, featuring a cast iron fireplace, laminate flooring, radiator, and UPVC double glazed window to the front aspect.

A door leads through to the second reception room, also with laminate flooring, a boarded-up fireplace, coving to ceiling, pendant lighting, and radiator. Stairs rise to the first-floor landing, and a doorway opens into the:

Kitchen

3.47m x 1.63m (11' 5" x 5' 4") Fitted with a range of matching base and wall units with work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, and space for freestanding electric cooker. Finished with tiled splashbacks, laminate flooring, wall-mounted Ideal gas combi boiler, and a UPVC double glazed door and window overlooking the rear garden. There is also an understairs storage cupboard.

Landing

Landing with carpet flooring, radiator, and smoke alarm.

First Floor

Bedroom One

3.53m x 3.50m (11' 7" x 11' 6") A spacious double bedroom with UPVC double glazed window to the front aspect and double panel radiator.

Bedroom Two

2.47m x 1.61m (8' 1" x 5' 3") Comprising a three-piece white suite with low-level WC, pedestal wash hand basin, and panelled bath with Triton electric shower over. Partly tiled walls and UPVC double glazed frosted window to the rear aspect.

Outside

To the rear is an open-aspect garden, mainly laid to lawn with a paved path leading to an outbuilding. There is shared access to the rear for bins.

To the front, the property benefits from a dropped kerb, allowing a small vehicle to be parked off-road.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 17mbps and superfast 43mbps. Mobile signal strengths are strong for O2 and medium for Vodafone, EE and Three.



ROOM DESCRIPTIONS

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.





EPC

