



## 95 Nottingham Road Kegworth, Kegworth, DE74 2FH

\*\*\*\* IMMACULATE EXTENDED PROPERTY WITH OPEN ASPECT TO THE FRONT \*\*\*\* This well presented property has been much improved by the current owners and in brief offers a hall, lounge with feature fireplace, open plan fitted dining kitchen, utility area and a garden room. Ground floor shower room and a first floor bathroom plus three bedrooms or 2 and a dressing room. Enclosed garden. INTERNAL VIEWING HIGHLY RECOMMENDED.

£242,500

# 95 Nottingham Road

Kegworth, Kegworth, DE74 2FH



- IMMACULATE & EXTENDED
- OPEN PLAN DINING KITCHEN
- THREE BEDROOM OR 2 AND DRESSING ROOM
- HALL
- GARDEN ROOM
- GARDEN
- LOUNGE
- SHOWER ROOM & BATHROOM

HALL

LOUNGE

OPEN PLAN DINING KITCHEN

UTILITY

GARDEN ROOM

SHOWER ROOM

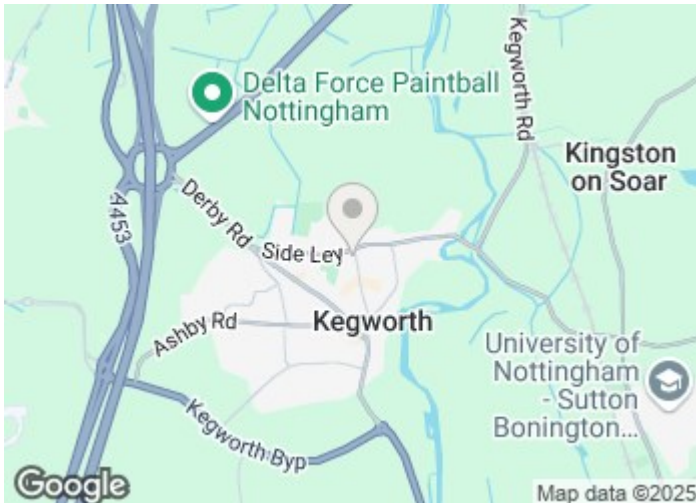
BEDROOM

BEDROOM

BEDROOM/DRESSING ROOM

BATHROOM

GARDEN

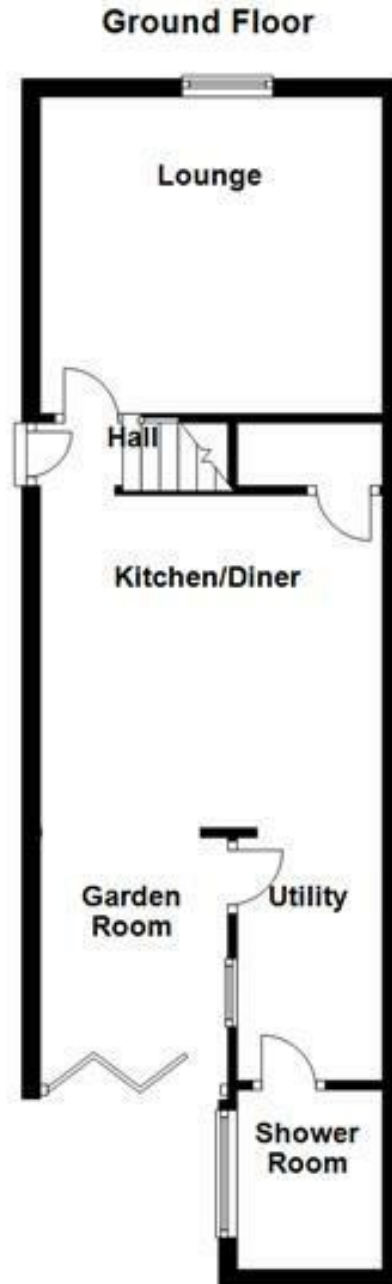


Directions





Floor Plan



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Market Place, Uttoxeter, Staffordshire, ST14 8HN  
Tel: 01889 567777 Email: [uttoxeter@abodemidlands.co.uk](mailto:uttoxeter@abodemidlands.co.uk) <https://www.abodemidlands.co.uk>

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | <b>84</b> |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | <b>62</b>               |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |