ABODE
SALES & LETTINGS

St. Andrews Rise, Kegworth, Derbyshire, DE74 2DW

Offers Over £250,000

https://www.abodemidlands.co.uk/

**** FOUR BEDROOM SEMI DETACHED PROPERTY **** SINGLE GARAGE & DRIVE **** BATHROOM & EN SUITE **** This is a great opportunity to purchase an extended semi detached property offering a hall, fitted dining kitchen, lounge with feature fireplace, utility room with wc, bedroom 4 or another reception room . The first floor offers three bedrooms. master with wardrobes and an ensuite shower room, family bathroom. Front and rear gardens and a block paved drive down to a single garage with roller door. The property also benefits from having in recent years a new roof and centra heating boiler.

ABODE
SALES & LETTINGS

HALL
Entrance door into the hall with stairs to the first floor, radiator and doors to -

LOUNGE
Exposed brick chimney breast, open fire, quarry tiled hearth and wood mantle, radiator, wood effect flooring, upvc double glazed windows to the front and rear elevations.

DINING KITCHEN
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, integrated dishwasher and spaced for a fridge freezer. Upvc double glazed window, slate tiled floor and a door to the side hall.

SIDE HALL
Door to the outside and doors to -

BEDROOM 4/RECEPTION ROOM
Upvc double glazed double doors onto the garden and a radiator.

UTILITY ROOM/WC
Plumbing and space for a washing machine, low flush wc, wash hand basin, radiator and upvc double glazed window.

FIRST FLOOR LANDING
Upvc double glazed window and doors to -

BEDROOM 1
Wardrobes, radiator and upvc double glazed window.

EN SUITE
Shower, wash hand basin, low flush wc.

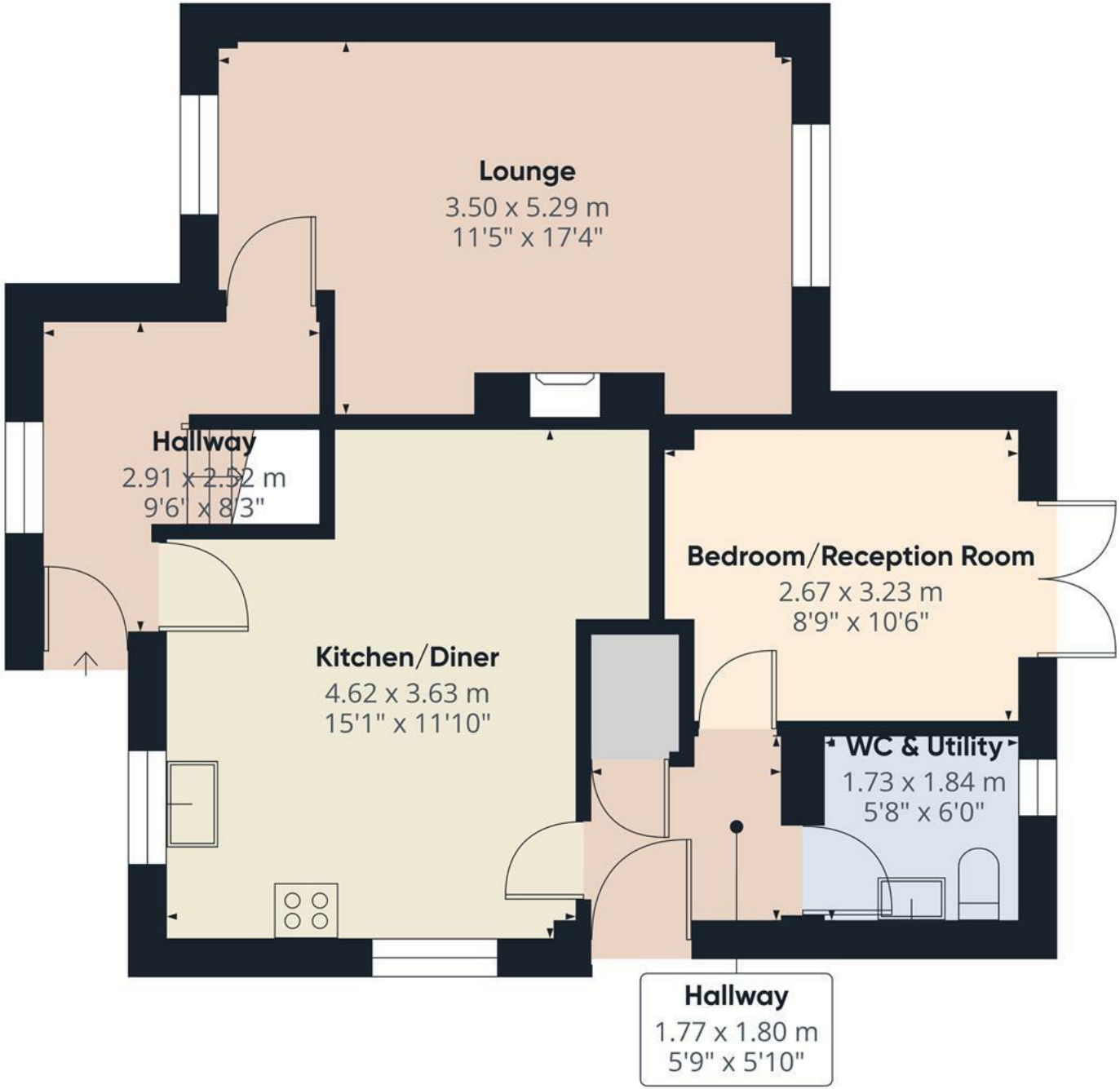
BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.

BATHROOM
Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE
Block paved drive down to a single garage with roller door, Front and rear gardens overing paved seating areas and raised beds.

ABODE



Floor 0

ABODE

Approximate total area(1)

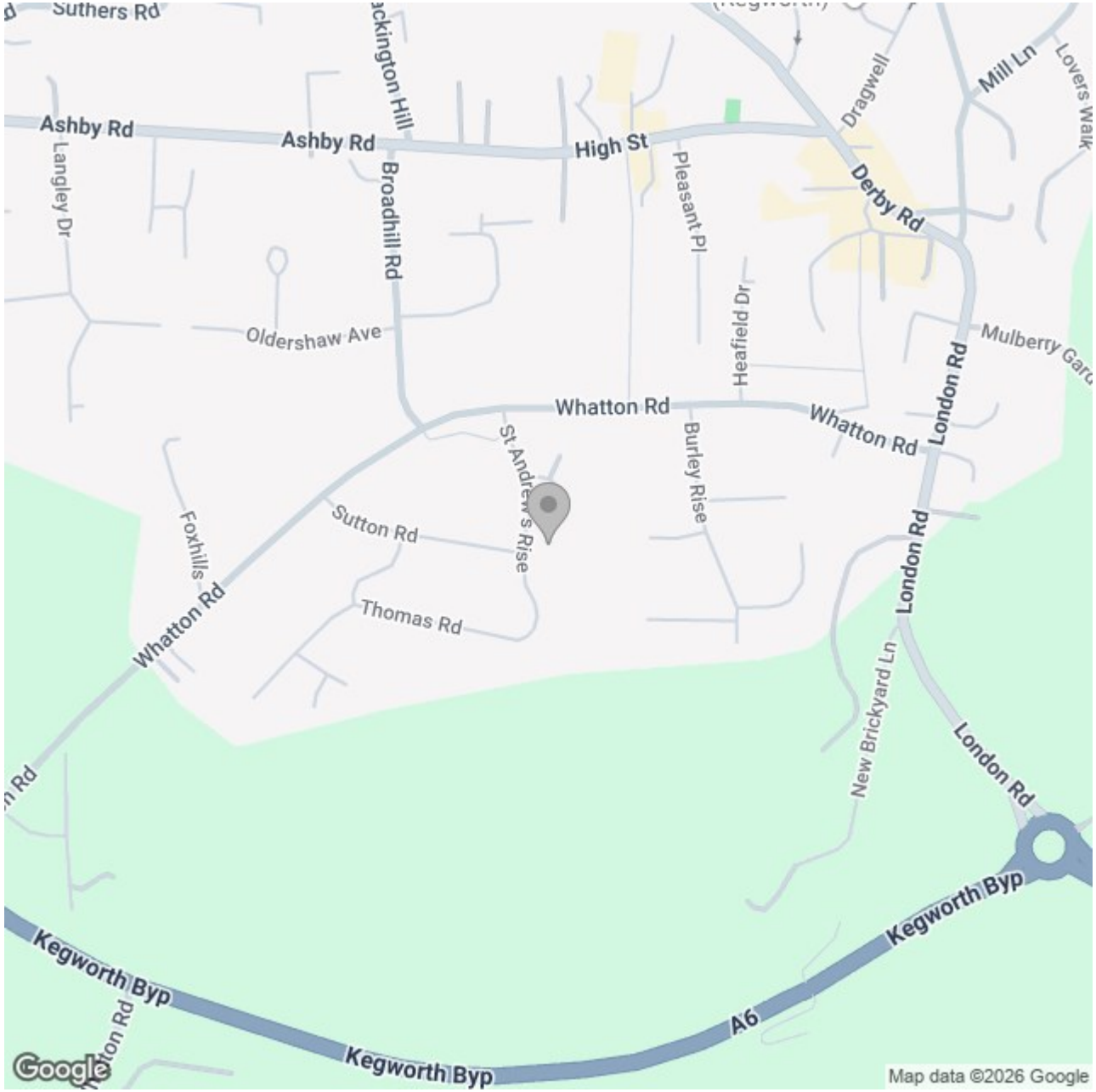
55.2 m²

594 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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