

# Mill Lane

Kegworth, Derby, DE74 2FX

John German





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Kegworth, Derby, DE74 2FX

Guide Price £290,000

Located in the popular village of Kegworth providing excellent commuter links as well as a range of local amenities, this spacious family home enjoys two reception rooms, front and rear gardens and an integral garage.



Ideally positioned in the North West Leicestershire village of Kegworth, this well connected property provides convenient transport links including the M1, A42, East Midlands Parkway station as well as East Midlands Airport. The village is well serviced with local amenities, with shops, eateries and a primary school.

The property itself has a hedge to the front providing privacy to the front garden, and there is off road parking in front of the integral garage that has an up and over door.

The main entrance opens to the lobby that has useful access to the garage and a door opening to the hallway. From here, stairs rise to the first floor, doors lead off to the lounge, kitchen and a useful understairs cloakroom, providing storage as well as having a WC and hand wash basin.

The lounge is a bright and inviting reception space with both wall and ceiling mounted light points, feature gas fireplace and surround, double glazed window to the front aspect and glazed double doors which open to the dining room.

Offering another reception space, the formal dining room enjoys views with a glazed patio door that overlooks the rear garden.

The adjacent kitchen offers a range of integrated storage units and refitted work surface. There is an inset sink and drainer unit, range style cooker, overhead extractor and further appliance spaces for a fridge/freezer, dishwasher and washing machine. An external door opens to the rear garden.

Heading up to the first floor, the landing leads to the three bedrooms, WC and bathroom.

Bedrooms one and two are both similarly sized doubles offering integrated storage and with windows to the front and rear respectively.

The third bedroom is currently utilised as a single, but could also be handy for home working, providing a study/office.

The bathroom has a modern fitted suite with wash basin set into a two drawer unit and shaped bath with shower over plus contemporary tiling.

Externally, the property enjoys both an enclosed front and rear garden. The front is laid to gravel and hosts a variety of plants and shrubs. The rear garden benefits from a South Easterly aspect, with both a decked area and patio plus planted borders.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** TBC    **Parking:** Drive    **Electricity supply:** Mains    **Water supply:** Mains

**Sewerage:** Mains    **Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

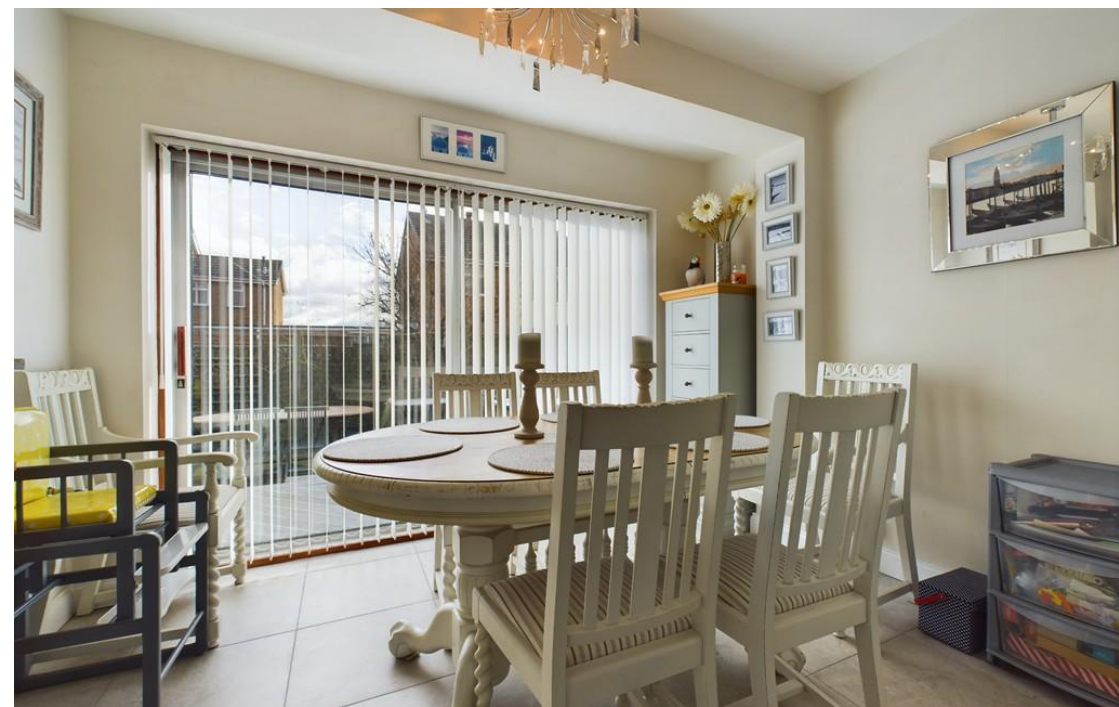
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C

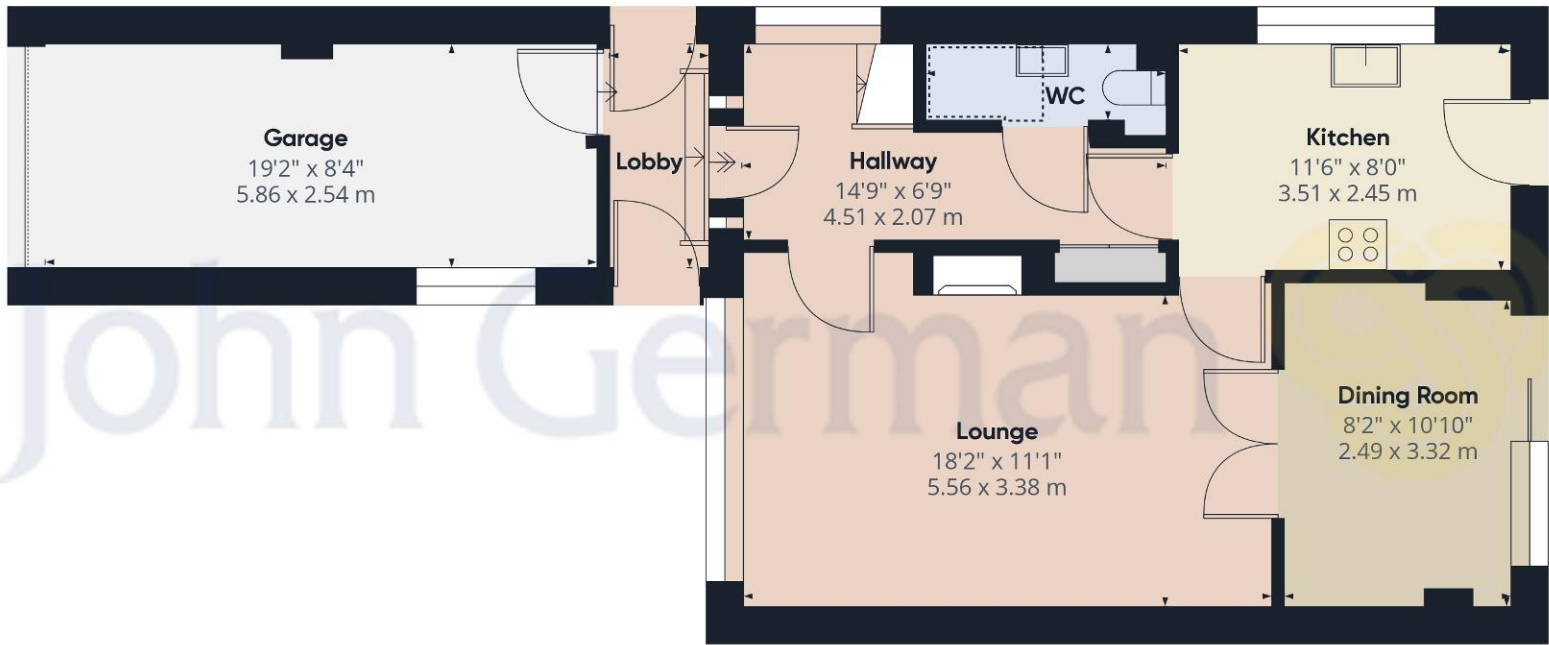
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12022024

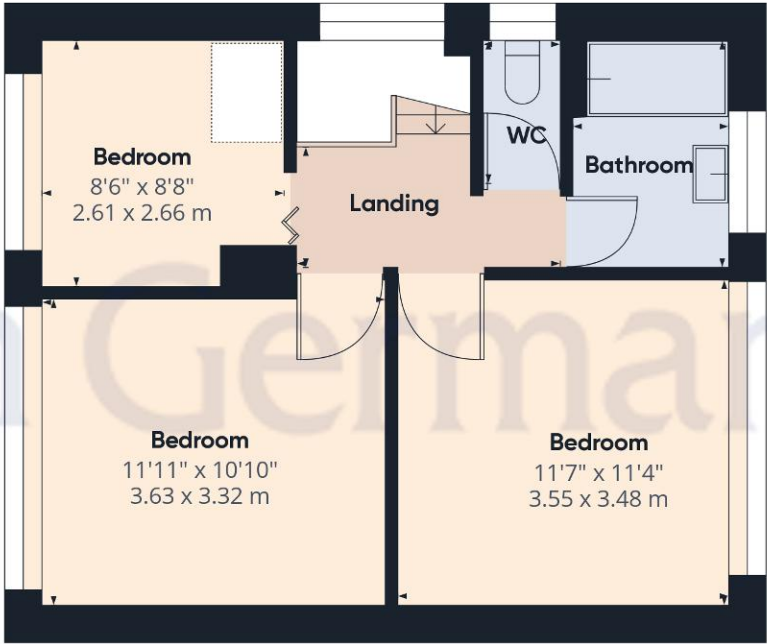
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1146.25 ft<sup>2</sup>  
106.49 m<sup>2</sup>

**Reduced headroom**

10.41 ft<sup>2</sup>  
0.97 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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