

Borough Street  
Kegworth, Derby, DE74 2FF

John German









# Borough Street

Kegworth, Derby, DE74 2FF

£260,000

**A well presented 4 bedroom semi detached home jam packed full of features including an office/4th bedroom, large driveway, secure rear gardens, generous kitchen and a conservatory.**





The property is ideally located in a much sought after location and is close proximity to local shops, eateries and schools.

As you pull up to the home you will first see the large driveway for multiple cars. Through the front door you enter the main hallway, the lounge is located to the right hand side, this room benefits from modern bright décor, carpets and a wood burner. Beyond the lounge there is a fourth bedroom or home office that features neutral décor and carpets.

The kitchen is at the rear of the home having overhead and under counter storage, a range of in built appliances and breakfast bar. There is a bonus utility room behind the kitchen which also provides access to the rear garden.

The kitchen flows into the conservatory that has been converted into another living space with practical access to the rear gardens.

The first floor consists of three bedrooms and family bathroom which has a suite comprising a large bath with overhead shower, WC and vanity sink with storage.

The master bedroom is a generous size with modern décor and multiple windows providing natural light. The second bedroom is again very spacious and has neutral décor and carpets while the third bedroom has bright décor and would make an ideal children's bedroom.

The substantial rear gardens are surprisingly low maintenance and feature a gravel patio, large deck and astro turf. There is a bonus outhouse that has power and can either be used as storage or could be turned into a magnificent home office.

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

**Property construction:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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 B

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

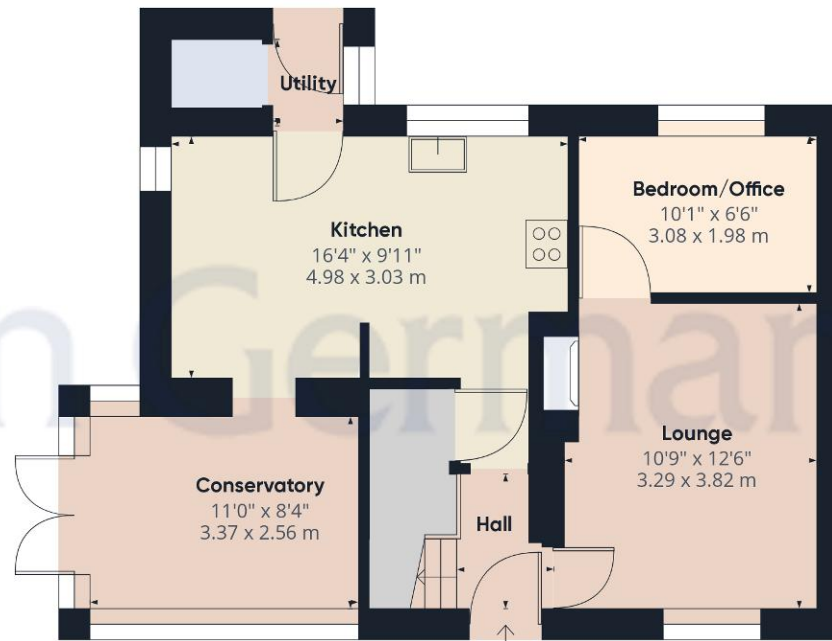
**Our Ref:** JGA/11042024

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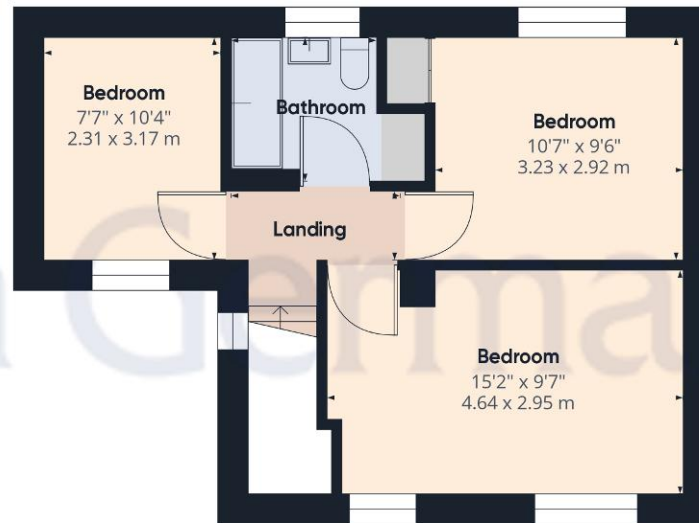








Ground Floor



Floor 1

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

972.09 ft<sup>2</sup>

90.31 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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### Agents' Notes

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### Referral Fees

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**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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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