



**GREEN LANE, A453 KEGWORTH, DE74**

£1,100 per month\*

**Carter Jonas**

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# GREEN LANE, A453 KEGWORTH, DERBY, LEICESTERSHIRE, DE74 2GB

A 3 bedroom semi-detached property situated in a rural location benefitting from a large driveway and rear garden.

- 3 Bedrooms
- 1 Reception
- Family Bathroom
- Kitchen
- Utility
- Gardens
- Oil Tank
- Off street parking
- 6 month tenancy

## THE PROPERTY

Accommodation comprises - Living Room/Dining Room, Kitchen, Utility. To the first floor are Three Bedrooms and a separate Family Bathroom.

Externally The property has a good sized rear garden, 3 outbuildings and off road parking for several cars.

Available unfurnished from early April 2025 for an initial six month tenancy.

EPC Rating C Council Tax Band D - Please see North West Leicestershire Council for current costs.

No access to loft. Pets considered. Mains electricity, water and drainage are connected to the property. Oil Central Heating.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk - Medium

At a rent of £1100 per calendar month.

Holding deposit of 1 weeks rent £253

Security deposit of 5 weeks rent £1269



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## **ADDITIONAL INFORMATION**

Offers Available for an initial 6 month term

Viewing Strictly by appointment

Local Authority - Council Tax Band D

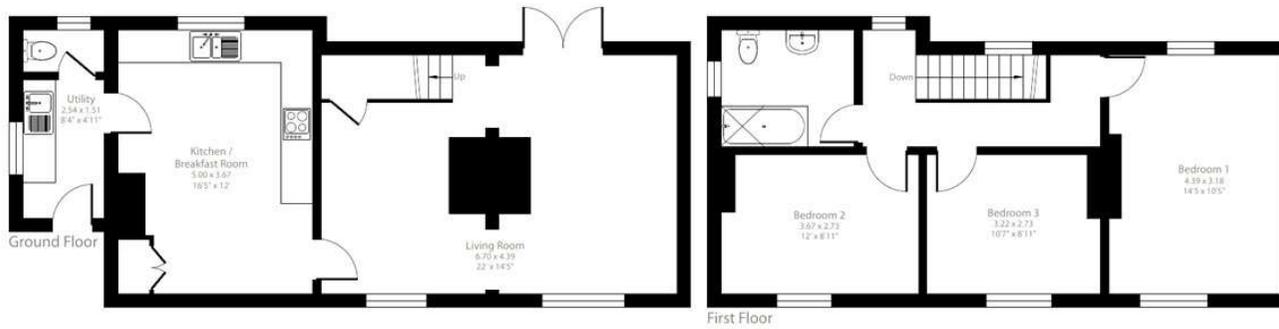
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# Green Lane, Kegworth, Derby, DE74

Approximate Area = 1081 sq ft / 100.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchcom 2025. Produced for Carter Jonas. REF: 1252657

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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