



## Derby Road, Kegworth

Derby, Derbyshire, DE74 2EN

£1,300 Per Month





Student Property, No Fees, No Deposit, Summer Half Rent.

A charming four bedroom student property in Kegworth. The property has off road parking, four double bedrooms and shower room. Downstairs there is a kitchen and large dining room with wooden flooring, there is also a cosy sitting room with wood burning stove. One of the bedrooms is on the ground floor with the remaining three and the bathroom being on the first. There is also a large dry cellar and outbuildings for storage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	56
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	50	56
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



t: 01509611119 e: [loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)