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London Road

Kegworth

- Deceptive detached home in the heart of Kegworth
- Modern, bright spaces combined with traditional features
- Believed to date back in part to the 17th Century
- Beautiful shaker-style kitchen with a vaulted ceiling
- Four double bedrooms, each with fitted wardrobes
- Private parking and two separate garages
- Easy access to the M1 motorway for commuters

General Description

Smiths Property Experts are favoured with instruction to market this most impressive, detached home of circa 2,500 square feet that stands in a prominent position in the heart of Kegworth. The property is believed in part to date back to the 17th Century and seamlessly blends light-filled contemporary living spaces with period charm and character across three floors.

The Location

This village offers easy access to East Midlands Airport and the M1/42 motorway, making it ideal for those looking to commute to Nottingham, Derby, Leicester, Loughborough, and even Birmingham. The village has a full range of amenities and a local primary school.







The Property

In total, this super home has around 2,500 square feet of gross floor area and features gas central heating as well as uPVC double glazing throughout.

The accommodation includes a reception hall, a full-width sitting room, dining room/snug and a contemporary open-plan kitchen and living area. The kitchen has a beautiful vaulted ceiling and is fitted in a modern shaker style with bi-fold doors opening to the rear gardens. Additionally, there is a utility room, downstairs w.c, store and a converted garage that has potential uses as either a second garage, store, or potentially as a work-from-home or small business place subject to the necessary planning consent.

There are four double bedrooms, all accessed from a bright landing, and each one has plentiful storage space. The principal bedroom suite affords an en-suite shower room, and there is also a stunning family bathroom.



The Outside

The property is set back from the road behind a block paved driveway providing private parking. There is access to an additional parking space to the rear and a substantial detached garage, ensuring that the eventual purchaser has ample parking.

To the rear are private gardens facing West with low-maintenance artificial lawn and two substantial entertaining terraces laid with Sandstone flags.





Property Information

EPC Rating: C

Tenure: Freehold. Council Tax Band: E.

Local Authority: North West Leicestershire District Council

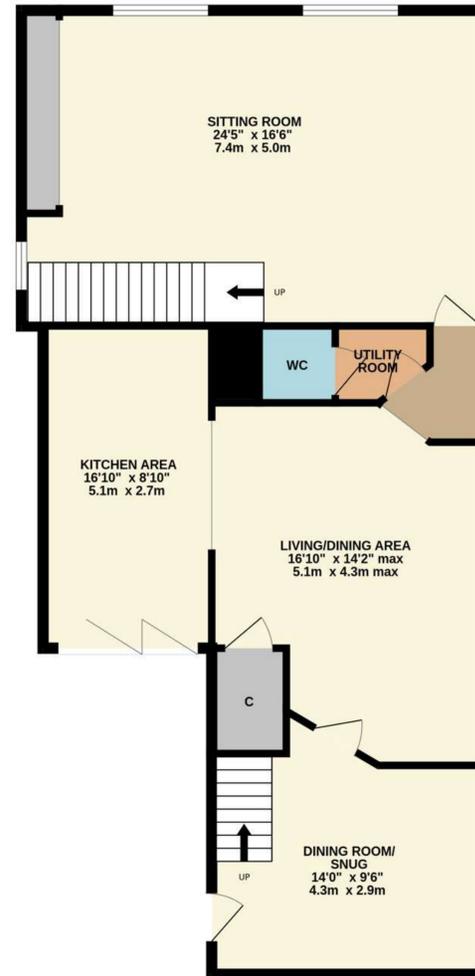
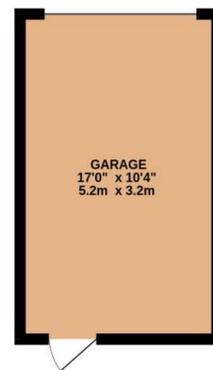
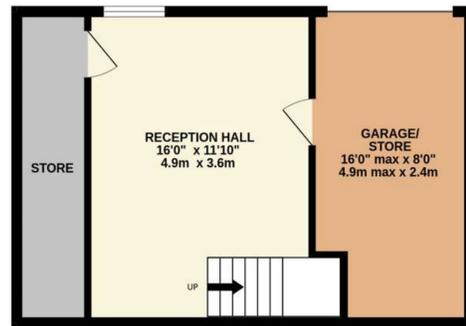
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Smiths Property Experts

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TOTAL FLOOR AREA : 2504 sq.ft. (232.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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