



Smiths
your property experts

Whiteholmes Grove

Kegworth

- Exceptional detached family home in a Georgian style
- Built in 2012 on a small development of just 12 properties
- Private double-width driveway and a double garage
- Generous south-facing and private rear gardens
- Four double bedrooms, all with built-in wardrobes
- Contemporary shaker style kitchen with a utility room
- Four reception rooms and two bathrooms



General Description

Smiths Property Experts have been instructed to market a stunning modern family home in the village of Kegworth. This immaculately presented property occupies a generous plot and features private south-facing rear gardens. The property is situated on a small development of just 12 executive family homes, which is accessed via a private drive from the highly regarded Ashby Road. Additionally, residents have access to a play park within the development.

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

Constructed in 2012, the property boasts a Georgian style and has been meticulously maintained and extended by the current owners. The property is presented to the market in 'turnkey' condition and offers approximately 2,000 square feet of living space, including the attached double garage.

A front-to-back entrance hall with a dog-legged staircase to the first-floor landing leads in turn to four reception rooms, namely a sitting room, playroom/study, dining room and garden room. There is also a WC and a useful utility room. The kitchen/breakfast room has been completely remodelled, including an extension to the rear with French doors leading out onto the south-facing gardens. The kitchen is laid out in a contemporary shaker style with a large island unit with white stone work surfaces and a range of high-quality integrated appliances.

The upstairs layout features a light-filled central landing, leading to four double bedrooms, all with built-in wardrobes, and a modern four-piece family bathroom. The main bedroom also boasts en-suite facilities.

The Outside

The property occupies a lovely position in this no-through cul-de-sac. There is a private double-width driveway to the left-hand side, an attached double garage with power and lighting, and rear gardens that have a south-facing and private aspect. To the immediate rear of the main house is a sun-filled flagstone laid seating terrace, and there is a substantial timber garden room with windows to the side and rear elevation and double-glazed doors. The gardens afford a large central lawn with mature assorted beds and borders.







Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: F.

Local Authority: North West Leicestershire District Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 2135 sq.ft. (198.3 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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