



Smiths
your property experts

Ashby Road

Kegworth

- Exceptional 1930s bay-fronted detached family home
- Elevated from the road behind a private drive
- Beautifully updated and extended to the ground floor
- Three-zoned kitchen with living and dining areas
- Bi-fold doors lead to south-facing landscaped gardens
- Stripped original doors, parquet flooring and open fireplaces
- Planning granted to convert the loft to a fourth bedroom
- Garage with power, lighting and electrically operated door

General Description

Smiths Property Experts offer to the market this exceptional 1930s bay-fronted detached family home, elevated from the road behind a private drive. The current owners have beautifully updated and extended the property, featuring south-facing landscaped gardens with direct access from the family kitchen through glazed bi-fold doors.

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

Internally, the property has been beautifully and sympathetically updated. Expect to find a host of period features, including stripped original doors, parquet flooring and open fireplaces with wood and multi-fuel burning stoves installed. Affording uPVC double glazing and gas central heating throughout, the accommodation is laid across two floors and extends to approximately 1,150 square feet. There is potential to convert the loft to a fourth bedroom should the eventual purchaser wish, with planning permission already granted.

Expect to find accommodation comprising an entrance hall, a WC, an under-stairs cupboard, a bay-fronted sitting room with a multi-fuel stove installed, a utility room, and a stunning three-zoned kitchen with living and dining areas. The kitchen is a blend of modern and period in a shaker style, and there are fully glazed bi-folding doors extending all the way across the back and leading out onto the gardens. Upstairs, there are three bedrooms and a beautifully fitted family bathroom.

The Outside

The property occupies an elevated position on a low-traffic road within easy walking distance of the village centre and amenities. There is a block paved driveway and oversized garage to the front with power, lighting and an electrically operable door. A rockery-style front garden with steps up to the porch sets the house off perfectly. To the right-hand side is a useful lean-to-store that also gives side access to the rear.

To the rear are landscaped and fully stocked south-facing gardens, believed to have been designed by a previous horticulturalist owner. A central lawn with a brick path leads to a secret entertaining area. The current owners have installed an exceptional home office/summer house complete with sliding doors, power and lighting, a perfect home office.







Agents Note

The property has detailed planning permission approved for the conversion of the loft. North West Leicestershire planning department under application number 22/01377/CLP.

Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: North West Leicestershire Council.

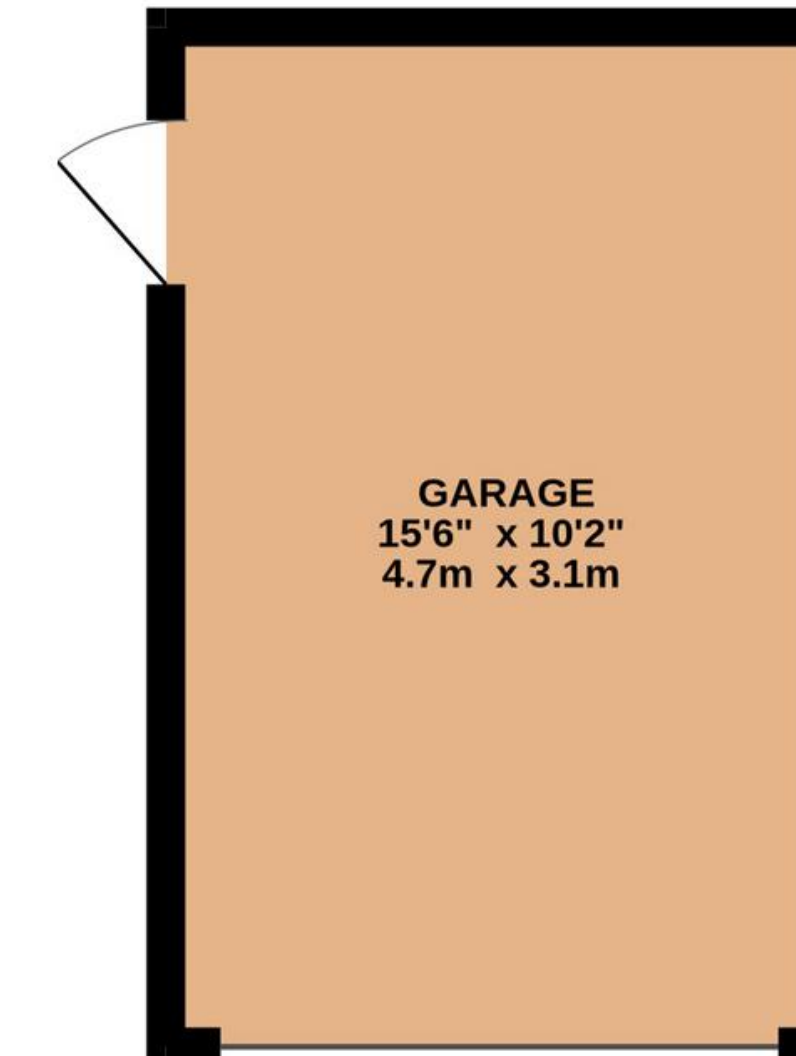
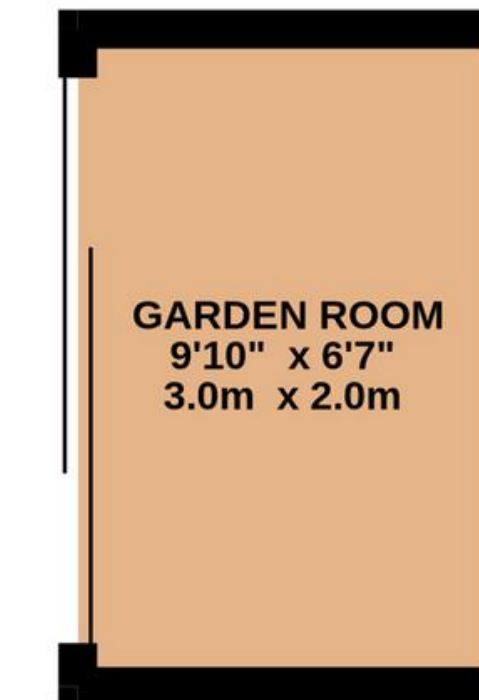
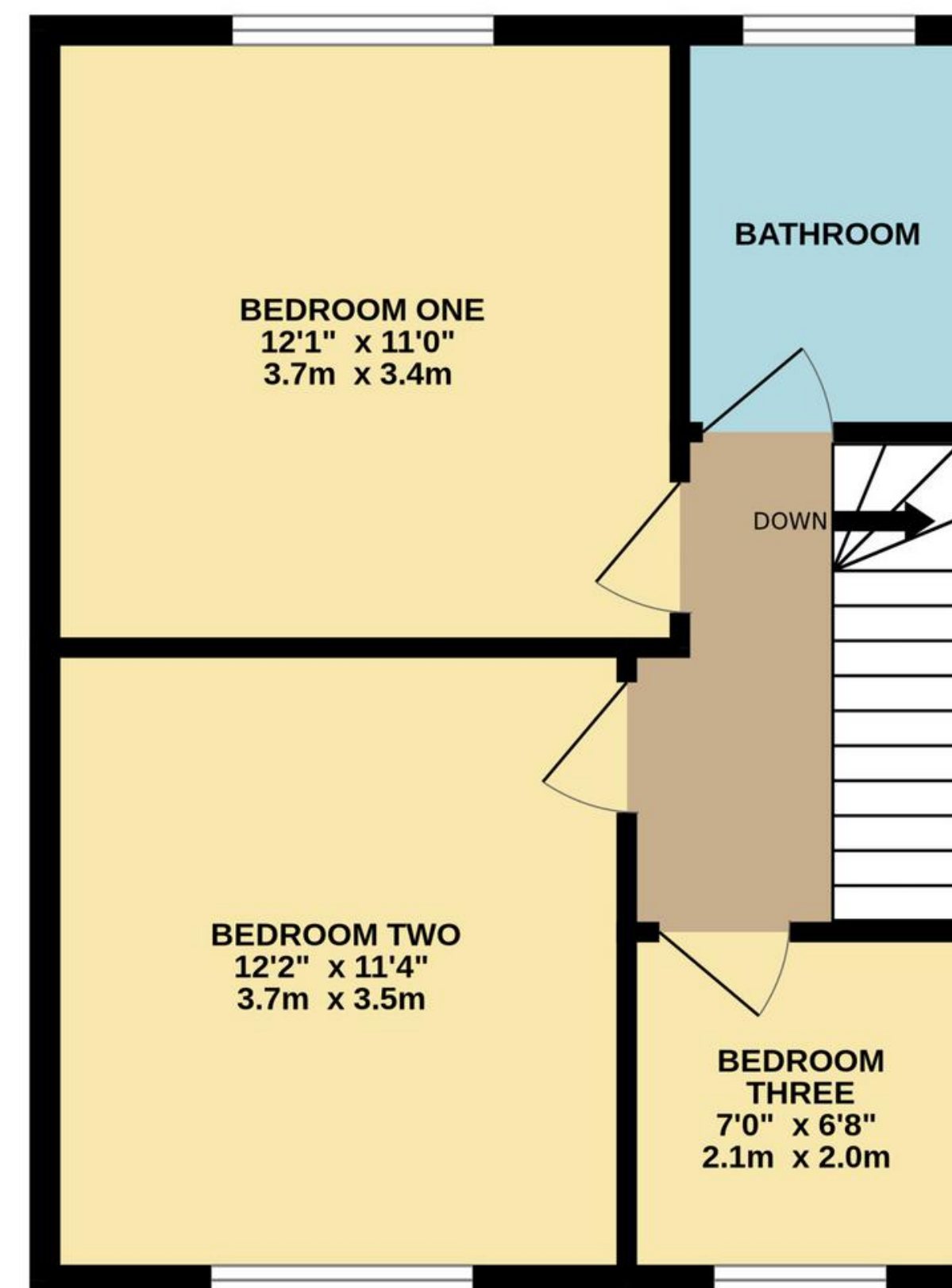
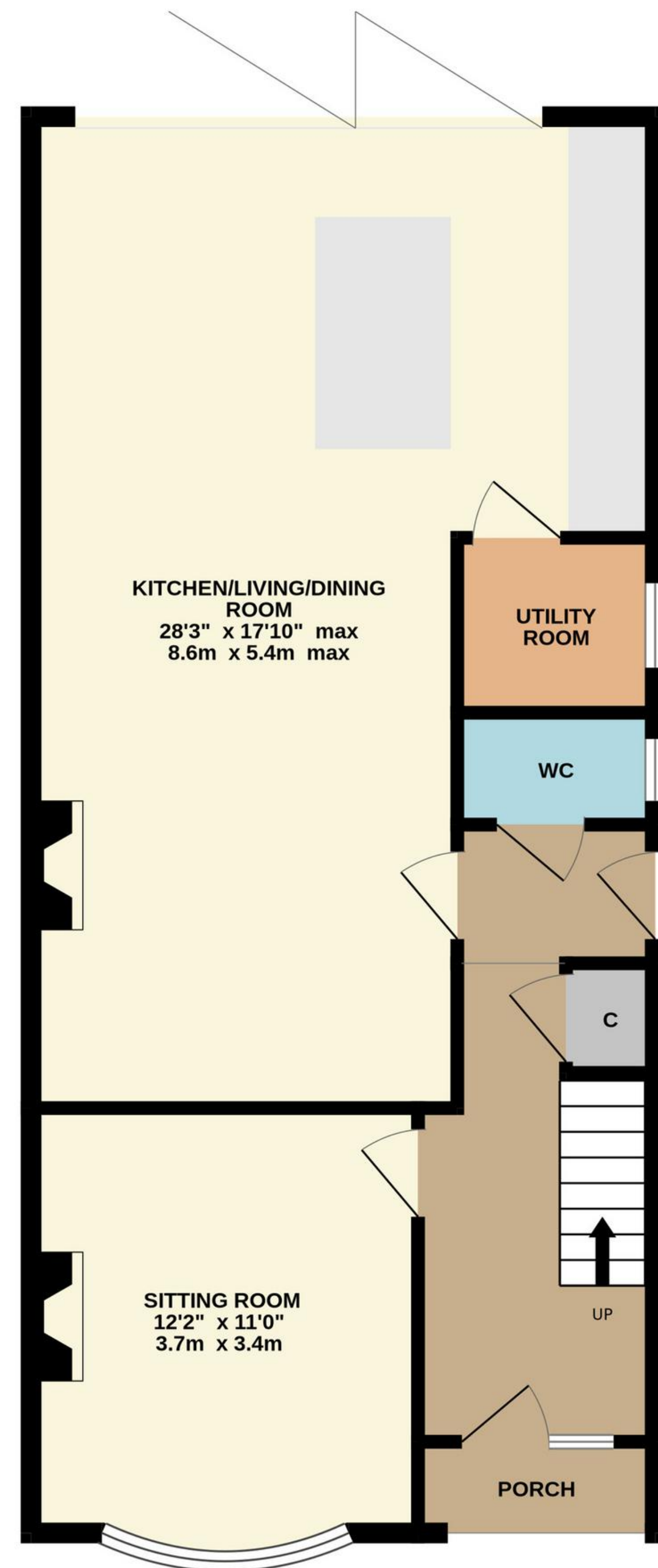
Important Information

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

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TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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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