



Smiths
your property experts

Broadhill Road

Kegworth

- Beautiful late Victorian semi-detached home
- Double-width private driveway
- Beautifully landscaped and generous rear gardens
- Presented in excellent condition with tasteful interiors
- Three bedrooms and a family bathroom
- Fully fitted kitchen and a lovely dining room
- Sitting room with a box bay window and multi-fuel burner
- Situated in the heart of this well-serviced village

General Description

Smiths Property Experts offer to the market this beautiful late Victorian 'box bay' fronted semi-detached home in an exceptional plot with a double-width private driveway to the right-hand side. The property is presented in excellent and immaculate condition and has recently been fully redecorated by the current owners. It is set in the heart of the well-serviced and conveniently located village of Kegworth.

The Location

Kegworth provides 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 benefits from uPVC double glazing and gas central heating. The floor area measures approximately 1,100 square feet, with accommodation across two floors. The house has period features, including fireplaces, cabinetry, stripped doors, and beautiful plasterwork. The impressive sitting room has a period cornice and ceiling rose, a box bay window, and a period fireplace with a multi-fuel burner inset.

From the main hall through a useful porch, there is also a wonderful dining room leading to a fully fitted kitchen. The kitchen has direct garden access, and via a path at the side of the house, there are converted stores that house a WC and a useful laundry room. Upstairs, the house has three bedrooms and a smart family bathroom. Of note is the impressive main bedroom, 15'10" long with an original fireplace and filled with light from dual aspect windows.

The Outside

The property is set back from this quiet residential street and behind a low-level wall with a pathway to the front door. To the side is a double-width gravel-laid driveway and a pedestrian gate with rear garden access.

To the rear are beautifully landscaped gardens, generous in size for a property of this type, that extend to the rear and around the right-hand side of the main house. There are mature borders, central lawns, paths, and a private sun-filled seating terrace in one corner.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: North West Leicestershire District Council.

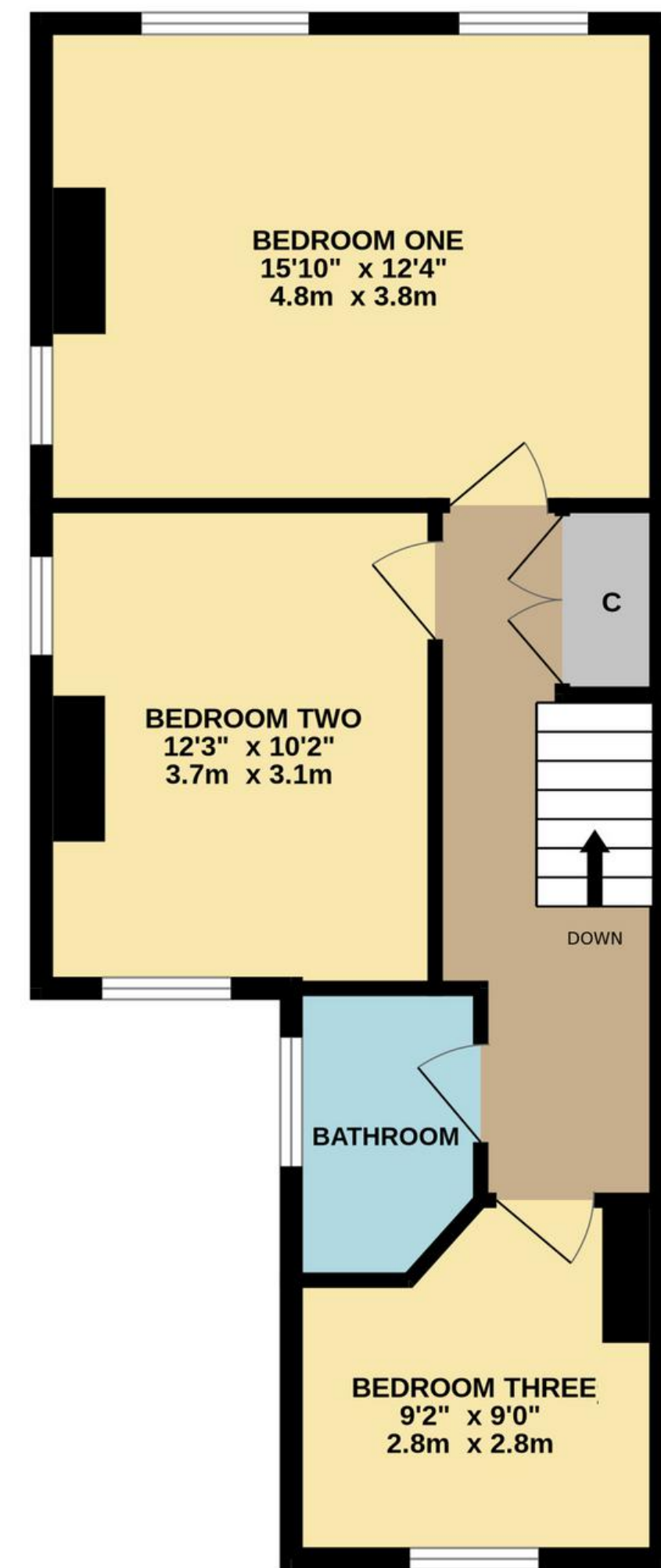
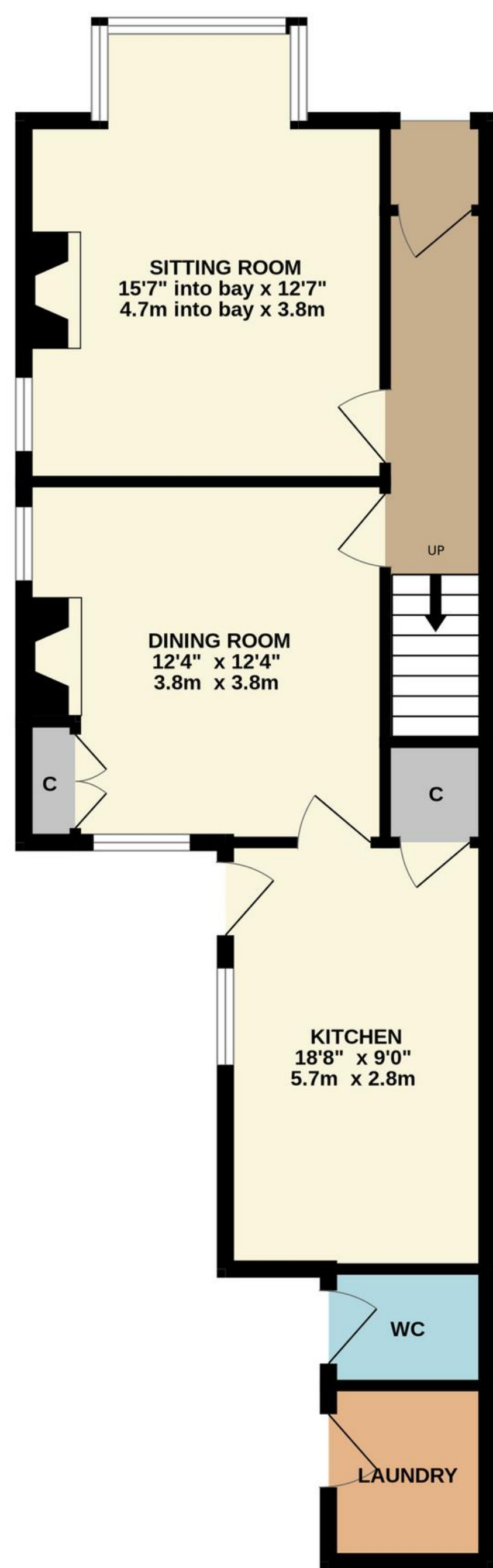
Important Information

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

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TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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