





**** FULL OF CHARACTER & CHARM ****
 UNIQUE OPPORTUNITY IN THE
 PICTURESQUE VILLAGE OF KEGWORTH
 **** REAR PARKING FOR TWO
 VEHICLES**** This is a perfect Victorian
 cottage superbly presented throughout
 offering a hall, lounge with feature
 fireplace and multi fuel stove, separate
 dining room and bespoke deVOL fitted
 kitchen, ground floor Travertine flooring
 by Floors of Stone. The first floor offers
 two double bedrooms and a bathroom
 with both a corner bath and an
 enclosed shower. Beautiful front and
 rear gardens with lawns and seating
 areas, rear gate to the drive for two
 vehicles.



LOUNGE

Solid wood entrance door into the lounge with a feature fireplace with multi fuel stove, exposed brick inset and a beam mantle. Radiator, upvc double glazed window to the front and rear elevations, Travertine flooring by Floors of Stone, beamed ceiling and a door into the hall.

HALL

Stairs to the first floor, radiator, Travertine flooring by Floors of Stone, door to the dining room and open through to the kitchen.

DINING ROOM

Travertine flooring by Floors of Stone, radiator, beamed ceiling and upvc double glazed windows to the front and rear elevations.

KITCHEN

Bespoke deVOL hand made units with solid wood work surfaces and breakfast bar. Belfast style sink, plumbing and space for a washing machine, fitted electric oven and gas hob. Fitted solid wood shelves, deVOL hand made tiles, brass tape and handles, upvc double glazed window and a radiator. The pantry provides additional storage.

FIRST FLOOR LANDING

Storage cupboard and a upvc double glazed window.



BEDROOM 1

Two double built in wardrobes, upvc double glazed windows to the front and rear elevations and a radiator.

BEDROOM 2

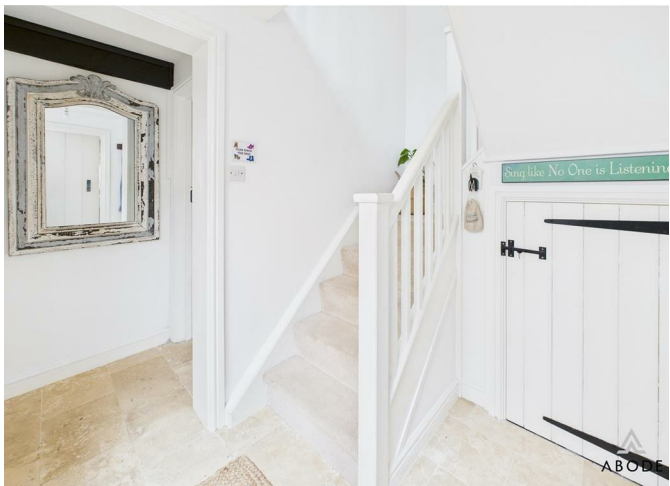
Upvc double glazed windows to the front and rear elevations and a radiators.

BATHROOM

Corner bath with a Victorian style shower attachment tap, low flush wc, wash hand basin, separate shower, chrome ladder style radiator and a upvc double glazed window.

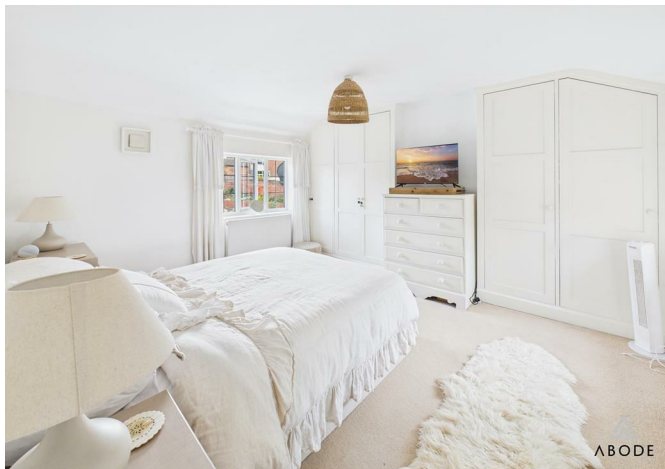
OUTSIDE







The front garden is enclosed with willow fencing and a good size lawn. Central path to the entrance door.
The rear garden offers a private seating area, raised lawn and wood store area. The rear gates gives access to the long drive for 2 vehicles.

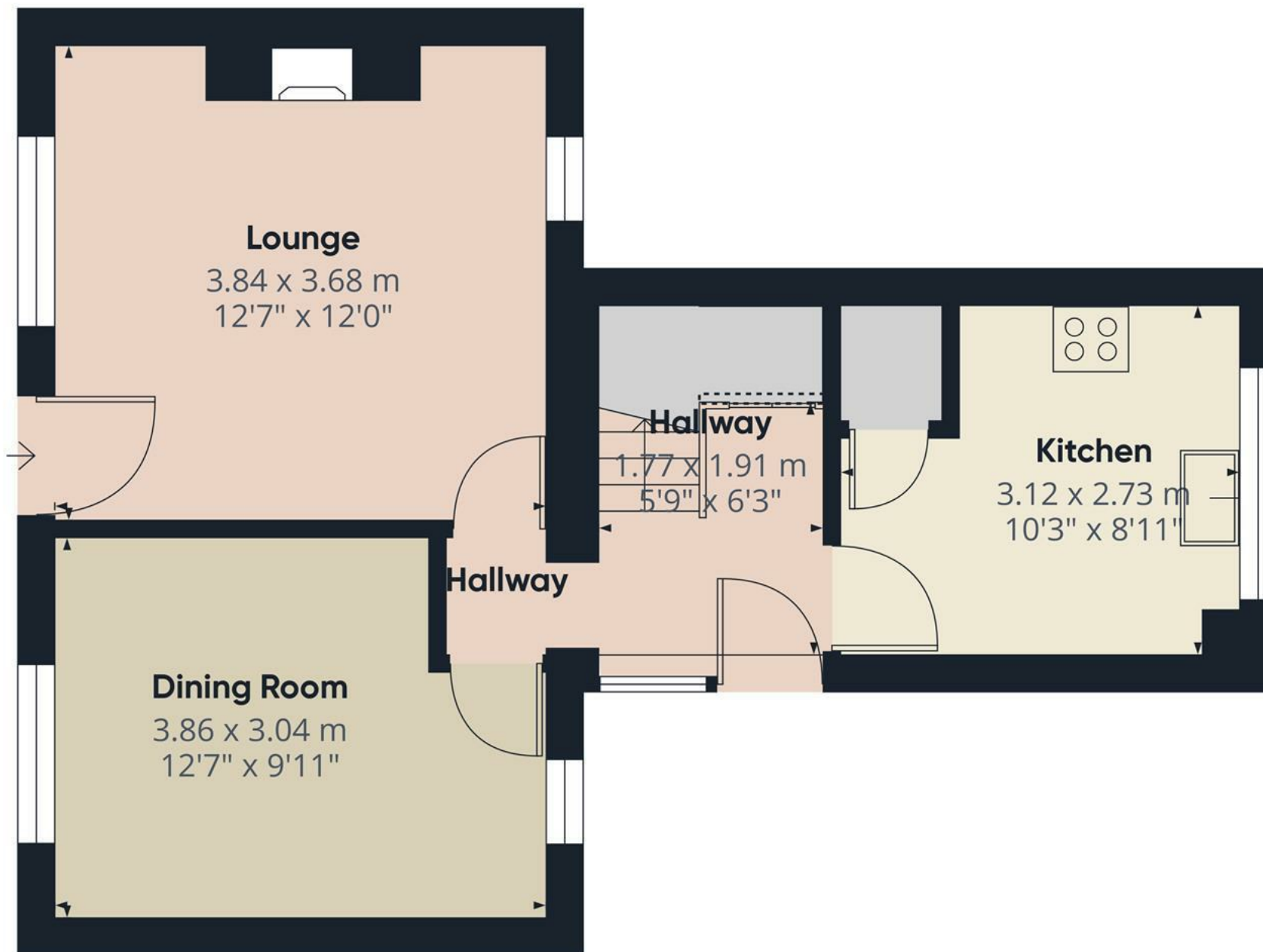












Floor 0

Approximate total area⁽¹⁾

38.7 m²
418 ft²

Reduced headroom

0.1 m²
1 ft²

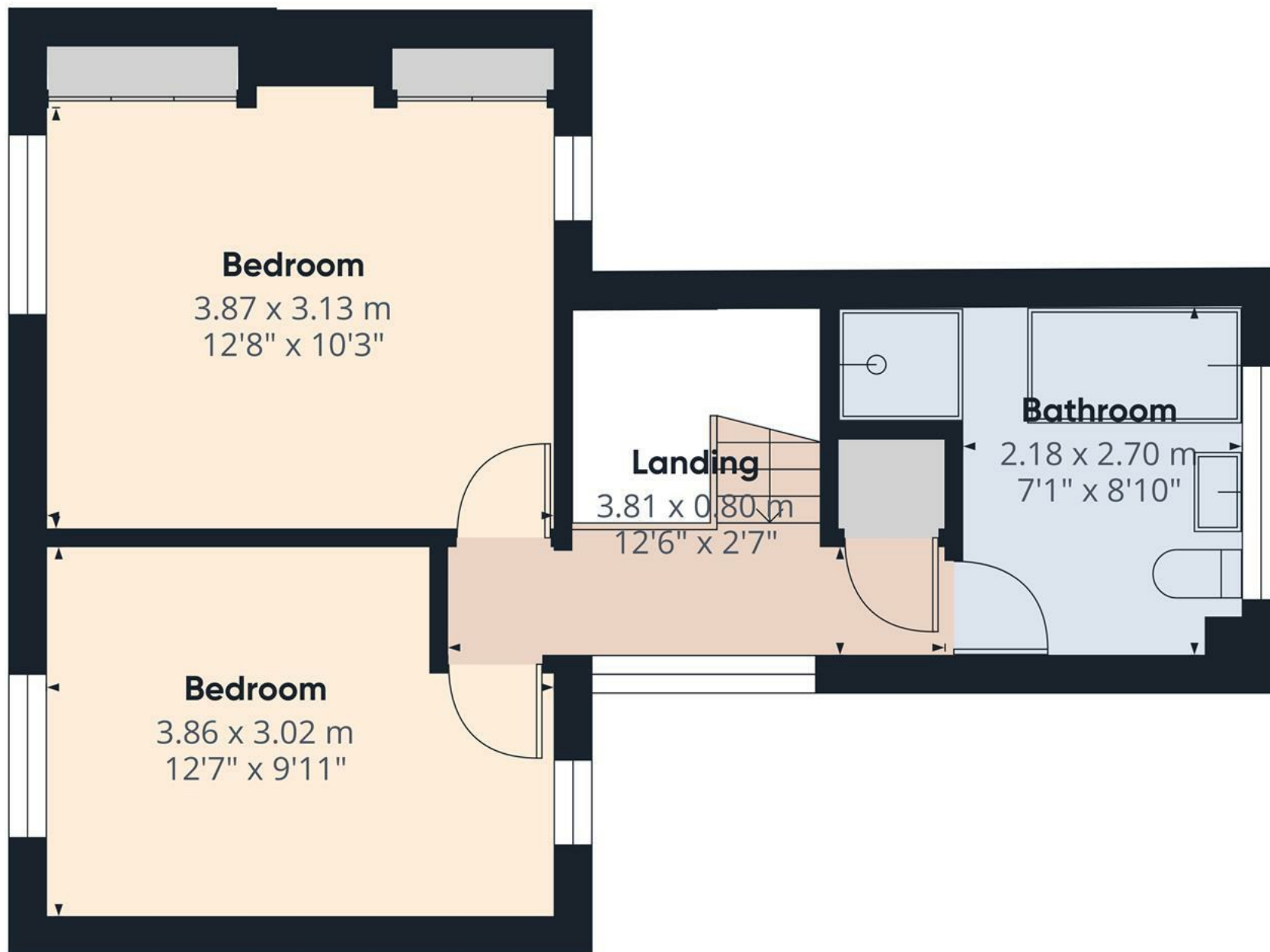
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾
35.3 m²
380 ft²

(1) Excluding balconies and terraces

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