

HoldenCopley

PREPARE TO BE MOVED

High Street, Kegworth, Derbyshire DE74 2DA

£795,000

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GRADE II LISTED PERIOD HOME...

This exquisite Grade II listed Georgian house, dating back to approx 1750, is nestled on a spacious plot, offering the unique potential to add another residential dwelling to the rear, subject to planning approval. Brimming with period charm, the property features original Minton tiled flooring, exposed wooden beams, a captivating brick inglenook fireplace, and sliding sash windows, which together contribute to its abundant character and timeless appeal. The house provides generous and well-presented accommodation across three floors, making it an ideal home for a growing family. It is situated in the desirable village of Kegworth, renowned for its picturesque setting and excellent amenities. The location offers easy access to reputable school catchments, local shops, and a variety of eateries. Additionally, the property benefits from superb transport links, with the A6 near Junction 24 of the M1, East Midlands Airport, and Parkway railway station all within close proximity. Upon entering, you are greeted by a charming entrance hall that sets the tone for the rest of the house. The ground floor boasts three reception rooms, a W/C, a utility room, and a well-appointed fitted kitchen, ideal for culinary enthusiasts. The first floor accommodates five generously sized bedrooms, each exuding its own unique charm. The master bedroom features an en-suite bathroom and a walk-in wardrobe. A spacious family bathroom suite serves the other bedrooms. Ascending to the second floor, you will find two additional double bedrooms, with one bedroom serviced by an en-suite. Externally, the property is equally impressive. A charming courtyard leads to an extensive lawned garden, perfect for outdoor activities and alfresco dining. A large shed provides valuable storage space, while off-road parking and a single garage add to the practicality of the home.

MUST BE VIEWED





- Grade II Listed Georgian House
- Seven Bedrooms
- Three Reception Rooms
- Fitted Kitchen With Separate Utility Room
- Period Features Throughout
- Four Bathrooms
- Substantial Sized Plot
- Driveway & Garage
- Sought-After Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

21'10" x 7'10" (6.66m x 2.40m)

The entrance hall features original Minton tiled flooring, a column radiator, a picture rail, carpeted stairs adorned with decorative wooden spindles, panelled feature walls, a single wooden door with a period stained-glass insert leading to the rear garden, and another wooden door with glass inserts providing access into the accommodation.

W/C

5'10" x 2'9" (1.78m x 0.86m)

This space has a low level flush W/C, a wall-mounted wash basin, quarry tiled flooring, tiled splashback, recessed spotlights, and a wood-framed window to the rear elevation.

Dining Room

15'8" x 15'5" (4.80m x 4.70m)

The dining room has exposed wooden flooring, exposed beams on the ceiling, a picture rail, an original cast-iron feature fireplace with a decorative surround, two school radiators, and a wood-framed window to the front elevation.

Living Room

21'7" x 14'6" (6.59m x 4.44m)

The living room has wood-framed windows to the front and rear elevation, carpeted flooring, exposed beams on the ceiling, a picture rail, two school radiators, a TV point, and a limestone mantelpiece with a log-burning stove.

Utility Room

10'11" x 4'7" (3.33m x 1.40m)

The utility room has a Belfast style sink with taps, tiled splashback, quarry tiled flooring, space and plumbing for a washing machine, and a wood-framed window to the side elevation.

Snug

14'6" x 10'7" (4.43m x 3.25m)

The snug has two wood-framed windows to the side elevation, grey stone tile flooring, exposed wooden beams on the ceiling, a TV point, a school radiator, and an inglenook fireplace with exposed brick, tiled hearth, a wooden beam, and a log-burning stove.

Kitchen

13'11" x 13'8" (4.26m x 4.18m)

The kitchen has a range of fitted shaker-style base and wall units, an undermount sink with a swan neck mixer tap, an integrated dishwasher, space for a range cooker with an extractor fan and stainless steel splashback, an integrated microwave, space for an American-style fridge freezer, recessed spotlights, large tiled flooring, a chrome vertical radiator, a wood-framed window to the side elevation, and a single door providing access to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a Georgian period stained-glass window to the rear elevation, a school radiator, a picture rail, and provides access to the first floor accommodation.

Bedroom One

14'7" x 14'3" (4.45m x 4.36m)

The first bedroom has a wood-framed sash window to the front elevation, carpeted flooring, a picture rail, an exposed beam on the ceiling, a TV point, a radiator, and direct access into bedroom five, a walk-in-wardrobe, and an en-suite.

En-Suite

10'0" x 6'8" (3.07m x 2.04m)

The en-suite has a concealed flush W/C, a wall-hung wash basin, a wet-room style shower enclosure with an overhead rainfall shower and wall-mounted chrome fixtures, recessed wall alcoves, recessed spotlights, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiles, a carpeted area, and a wood-framed sash window to the rear elevation.

Walk in Wardrobe

6'8" x 4'0" (2.04m x 1.22m)

Bedroom Two

15'0" x 13'9" (4.59m x 4.21m)

The second bedroom has a wood-framed window to the side elevation, carpeted flooring, a radiator, a loft hatch, and direct access into the third bedroom.

Bedroom Three

14'4" x 13'11" (4.37m x 4.25m)

The third bedroom has dual-aspect wood-framed windows, carpeted flooring, exposed beams on the partially vaulted ceiling, a radiator, and access into the second en-suite.

En-Suite Two

9'3" x 2'11" (2.82m x 0.90m)

The second en-suite has a low level dual flush W/C, a wash basin, tiled splashback, wood-effect vinyl flooring, a shower enclosure, a chrome heated towel rail, recessed spotlights, and an extractor fan.

Bedroom Four

12'0" x 12'4" (3.67m x 3.77m)

The fourth bedroom has a wood-framed sash window to the front elevation, carpeted flooring, a picture rail, an exposed beam on the ceiling, a radiator, and an original open fireplace.

Bedroom Five

10'10" x 8'10" (3.32m x 2.71m)

The fifth bedroom / study has a wood-framed sliding sash window to the front elevation, carpeted flooring, a picture rail, and a radiator.

Bathroom

11'6" x 8'8" (3.53m x 2.65m)

The bathroom has a high-level flush W/C, a period-style pedestal wash basin, a freestanding roll top bath with claw feet, central taps, a handheld shower head, an overhead shower fixture and a shower rail, an original open fireplace, tile-effect flooring, tiled splashback, a school radiator, a picture rail, and a wood-framed sliding sash window to the side elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, a vaulted ceiling with exposed wooden beams, a school radiator, and provides access to the second floor accommodation.

Bedroom Six

14'6" x 14'6" (4.44m x 4.44m)

The sixth bedroom has a vaulted ceiling with exposed wooden beams, carpeted flooring, two wood-framed windows to the side elevation, and a radiator.

Bedroom Seven

12'7" x 12'2" (3.84m x 3.71m)

The seventh bedroom has a vaulted ceiling with exposed wooden beams, carpeted flooring, a wooden-framed window to the side elevation, a radiator, and access into an en-suite.

En-Suite

11'7" x 8'7" (3.54m x 2.64m)

The third en-suite has a low level flush W/C, a period-style pedestal wash basin, a freestanding slipper bath with claw feet and a handheld shower head, a vaulted ceiling with exposed wooden beams, exposed wooden flooring, a school radiator, and a wood-framed window to the rear elevation.

OUTSIDE

To the rear of the property is a patio courtyard, courtesy lighting, a log-store, a large lawn, a range of mature trees, plants and shrubs, a wooden cabin, and brick walled boundaries. Beyond the garden is a garage and off-road parking.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available -1000 Mbps - download / 100 Mbps - upload

Phone Signal – Mostly good coverage for 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – TBC

Sewage – Mains Supply?

Flood Risk Area - high risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - North West Leicestershire District Council - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

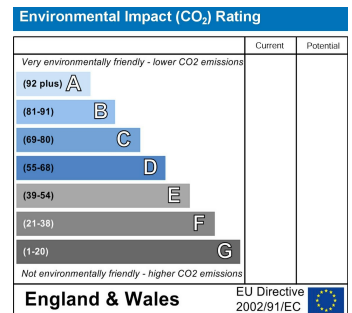
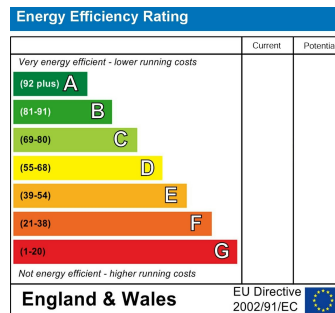
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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