



Smiths
your property experts

Ashby Road

Kegworth

- No upward chain
- Impressive and modern detached family home
- Part of a small and bespoke development of just four homes
- Four impressive double bedrooms and two bathrooms
- Shaker-style kitchen/diner with a useful utility room
- Two downstairs reception rooms
- Large double garage and double-width off-road parking
- Front and rear gardens which are mature and full of interest

General Description

Smiths Property Experts offer to the market this impressive and modern detached family home set back behind a private shared driveway in the well-regarded village of Kegworth. The property boasts a large double garage and side-by-side off-road parking, landscaped gardens, and a generous 2,000 square feet of well-appointed, modern living space laid over two floors.

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

The property was built circa 2006 to a high standard and quality as part of a small, bespoke development of just four family homes. Now offered to the market with vacant possession, this impressive family home is presented in excellent 'turnkey' condition. The floor area measures almost 2,000 square feet of modern living space laid across two floors, with uPVC double glazing and gas central heating throughout.

The accommodation comprises a spacious entrance hall with a separate WC and stairs rising to the first floor, a playroom/study to the front, an impressive large sitting room with glazed doors giving direct garden access to the rear, and a shaker-style family kitchen that runs front to back the depth of the house, with a large central island. The kitchen is fitted with a large range cooker, integrated appliances and granite work surfaces. There is also a useful utility room. Upstairs, a spacious central landing gives access to four impressive double bedrooms and the family bathroom. The principal bedroom also affords built-in wardrobes and private en-suite facilities.



The Outside

Outside, the property benefits from the use of a shared private driveway, with double-width private off-road parking and an oversized double garage with light and power. The front and rear gardens are mature and full of interest, with a seating terrace to the immediate rear of the main house and central lawns. The rear gardens are particularly private and offer views to the rear across the top of the village.



Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: F.

Local Authority: North West Leicestershire.

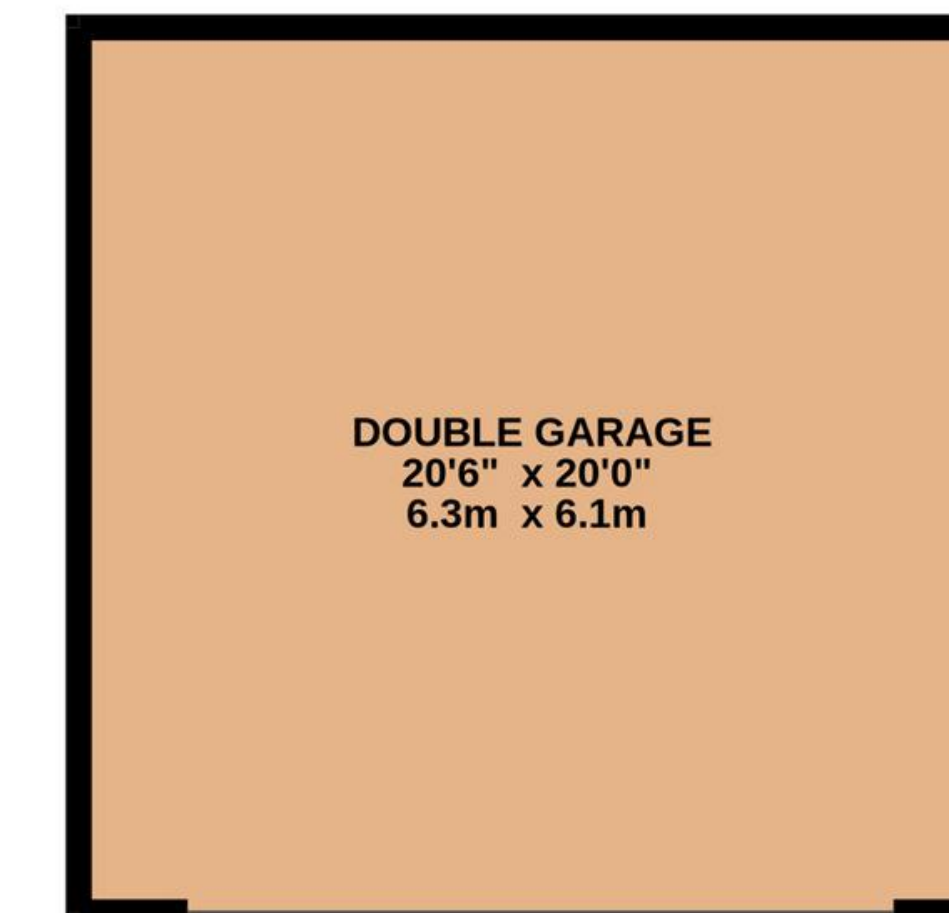
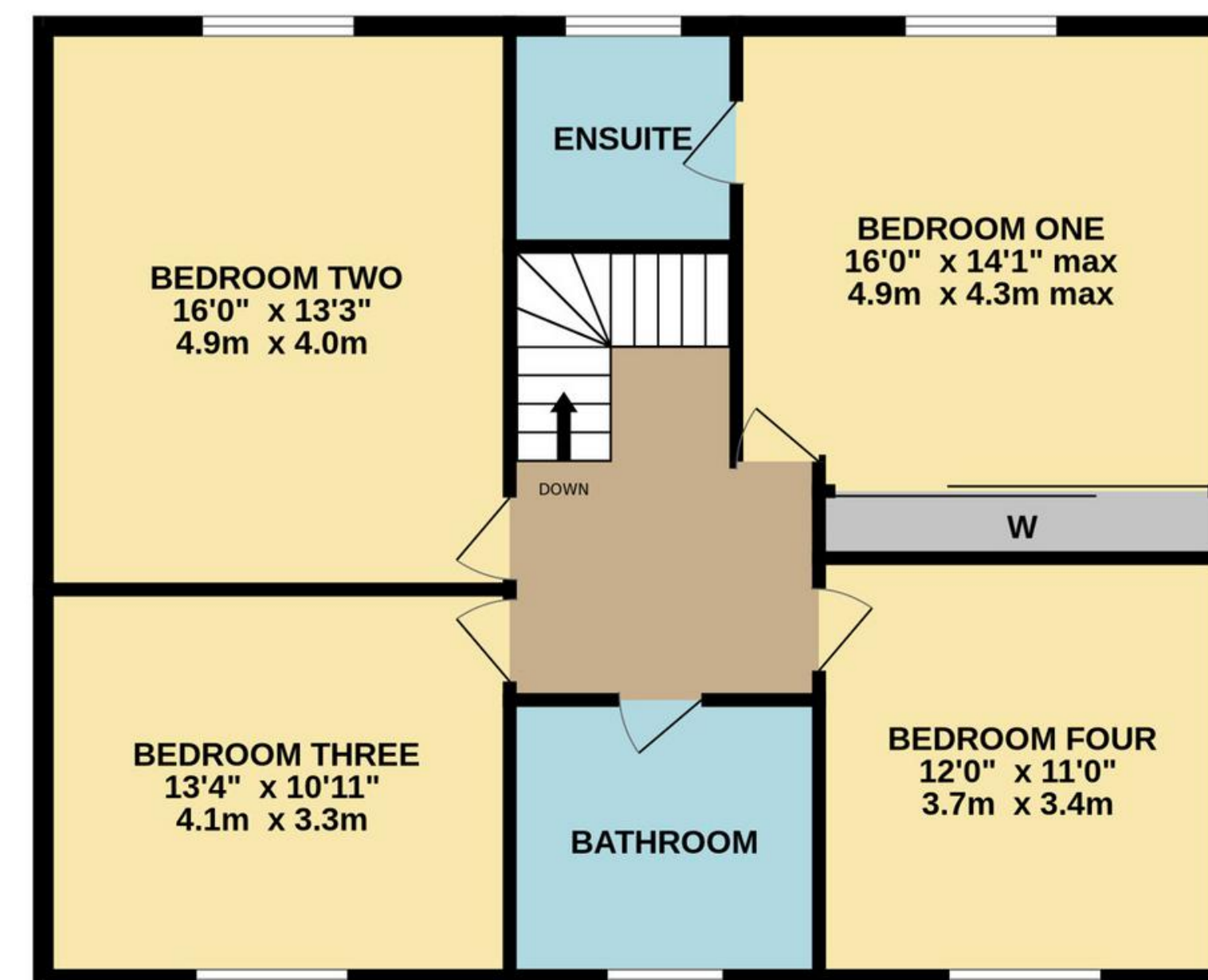
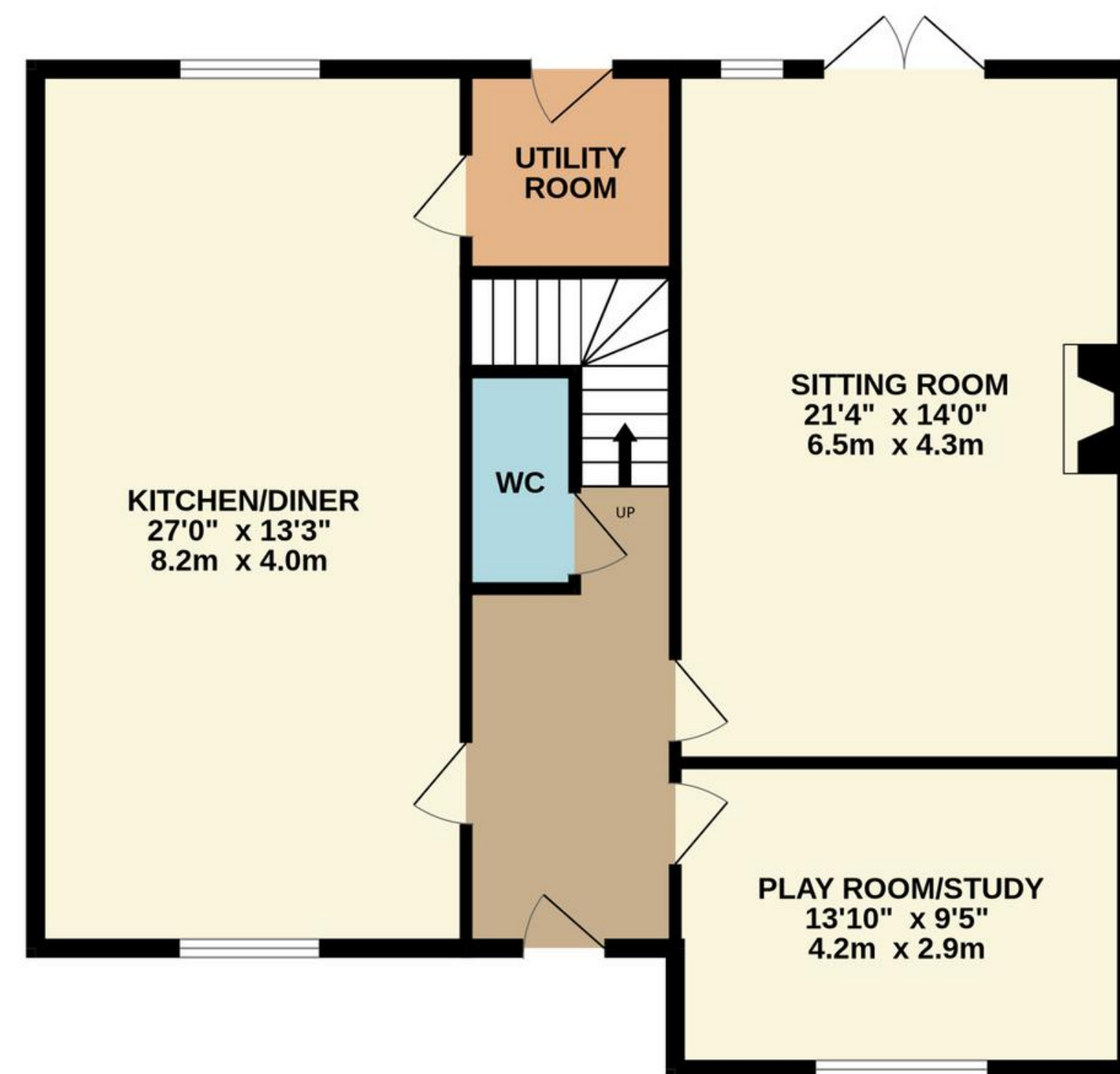
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Smiths Property Experts

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 : 2269 sq.ft. (210.8 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



