



Claremont House, 20 Market Place,
Kegworth, DE74 2EE

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**** GUIDE PRICE £975,000 to £1,000,000 ****

This beautiful Grade II Listed home provides versatile accommodation arranged over three floors, and boasts a wealth of characterful features throughout.

The accommodation includes a spacious breakfast kitchen with handmade units and a built in Aga, a lounge with French doors opening to the garden, a separate dining room, a conservatory, a useful playroom/study, a utility room, six bedrooms (master with a dressing room and en-suite bathroom, two more also with en-suite bathrooms), plus a family bathroom.

Benefiting from gas central heating and (partial) secondary double glazing, the property has superb established gardens, plus a gated driveway and triple garage providing off road parking.

A self contained apartment (included on the title of the main property) is situated above the garage.

Centrally located in the sought after village of Kegworth, the property has views over the market square.

Viewing is essential.

Guide Price £975,000 to £1,000,000



GROUND FLOOR ACCOMMODATION

Original Wooden Entrance Door

With a top glazed feature, opening to the:-

Entrance Hall

Picture rail, York Stone flooring, stairs off to the first floor.

Dining Room

Window to the front elevation, open fireplace, exposed beams, radiator, coving to the ceiling, cornice.

Playroom / Study

Window to the side elevation, two feature arched windows, tiled flooring, radiator, log burner.

Lounge

Two windows to the rear elevation, window to the front elevation, exposed beams, open fireplace, two radiators, French doors opening to the rear garden.

Cellar

Dry cellar, used for storage.

Breakfast Kitchen

KITCHEN AREA:- Fitted with a Oak Rencraft range of handmade wall, drawer and base units, built in dishwasher, built in Aga, together with a integrated fridge.

Two windows to the side elevation, further window to the rear elevation, central island unit, Marmoleum tiled flooring, open to the:-

BREAKFAST AREA:- Windows, radiator, Marmoleum tiled flooring, feature lighting, walk in larder with shelving,

space for appliances.

Double doors opening to the conservatory.

Utility Area

Storage cupboards, sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a tumble dryer.

Two windows to the rear elevation, Potterton boiler, door to the ground floor wc, and door leading outside.

Conservatory

With a dwarf wall, lighting, Marmoleum tiled flooring, windows to all sides with blinds, and French doors opening to the garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Stairs off to the second floor, hallway and doors into three bedrooms.

Bedroom Two

Window to the front elevation, coving, door to the:-

En-Suite Bathroom

Fitted with a bath with a shower attachment over, a wash hand basin, and a low flush wc.

Window to the side elevation.

Bedroom Three

Window overlooking the market square, storage cupboards, picture rail, door to the:-

En-Suite Bathroom

Fitted with a bath with a shower attachment over, a





wash hand basin, and a low flush wc.

Window and ceiling spot lights.

Master Bedroom

A dual aspect room, with windows to both sides, ceiling spot lights, open to the:-

DRESSING ROOM:- With a range of wardrobes and a dressing table. Door to the:-

En-Suite Bathroom

Fitted with a large shower cubicle, a bath with a mixer tap over, "His & Her" wash hand basins, and a low flush wc.

Radiator, ceiling spot lights.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Hallway and doors into three bedrooms and bathroom.

Second Floor Bedroom (First)

Window to the front elevation, storage cupboards.

Second Floor Bedroom (Second)

Window to the front elevation,

Second Floor Bedroom (Third) / Workso

Radiator.

Family Bathroom

Fitted with a shower cubicle, a bath, a wash hand basin, and a low flush wc.

Ceiling spot lights. Dual aspect windows.



OUTSIDE

The property enjoys extensive gardens including a small sunken garden area, and mature trees. The gardens house a shed, and a greenhouse.

There is gated access to the tarmac driveway, which provides off road parking for numerous vehicles. This leads in turn to the DETACHED TRIPLE GARAGE (with electric up and over doors, and stairs up to the self contained apartment above).

Self Contained Apartment

Comprising a kitchen, a lounge, a bedroom, and a bathroom

With a dedicated gas boiler. (This property is on the same title as the main property).

Council Tax Band

Council Tax Band G. North West Leicestershire District Council.

Amount Payable 2023/2024 £3,551.58.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



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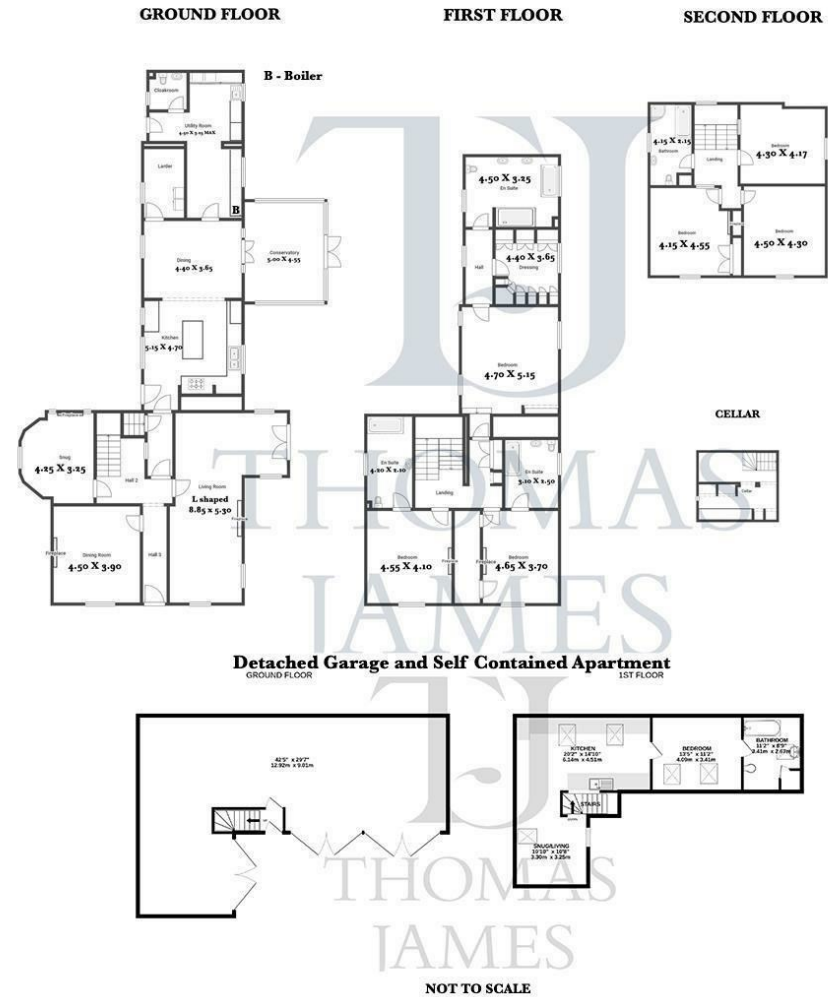
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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