



59 High Street, Kegworth, DE74 2DA

£2,750 Per Calendar Month

- Rare opportunity
- 6 Bedrooms
- Local amenities close by
- Great location for commuters
- Open fire and multi fuel burner
- Beautiful character property
- Village Location
- Stunning garden
- Renovated to a high standard
- In the heart of the village

59 High Street, Kegworth DE74 2DA

UNIQUE

A rare opportunity to live in a beautiful three storey Georgian family home located in the popular village of Kegworth. The property has been renovated to a high standard throughout and offers versatile living accommodation and an extensive enclosed rear garden.

On entering the property on the ground floor there is an inviting entrance hallway with original features, separate dining room with open fire which is perfect for family occasions and entertaining, fully fitted kitchen, utility room, spacious lounge with multi-fuel burning stove and sun room leading out to the beautiful rear garden.

On the first floor you will find 4 spacious bedroom and a family bathroom with roll top bath.

Following the staircase up to the second floor you will find a further 2 large bedroom and shower room.

The village of Kegworth has excellent transport links. It is just off the M1 and within commuting distance of Nottingham, Derby, Leicester and London, with regular trains to St. Pancras from East Midlands Parkway railway station.

It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport.



Council Tax Band: E



Entrance Hallway

Entrance to the side of the property via a glass panelled door into hallway with original Minton tiled flooring, traditional cast iron radiator, original ceiling beams, stairs leading to first floor and access to the kitchen and dining room.

Dining Room

20'0" x 12'7"

Sash windows to the front elevation, cast iron radiators, wall mounted light fittings, original open fire, engineered wooden flooring.

Kitchen

15'5" x 12'9"

Bay window to side elevation with window seating area, a range of contemporary wall and base units with complementing wooden work surfaces, central island with seating and integrated AEG double electric ovens and AEG induction hob. Integrated appliances including fridge/freezer & dishwasher, Belfast sink, storage pantry, built in display cabinets, original ceiling beams, wooden flooring and feature central lighting.

Utility Room

Opaque window to the side elevation, wall and base units, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, and access to the cellar.

Cellar

Having steps leading into cellar, lighting, electrics. Good storage space.

Lounge

18'0" x 16'9"

Steps leading from the kitchen, spacious, with ceiling lights, multi fuel burner with surround, window to side elevation, two radiators, original flooring.

Garden Room

18'0" x 8'5"

Windows to the side and rear elevation allowing lots of natural sunlight, radiators, lighting, electricity and French doors leading to beautiful rear garden.

First Floor Landing

Has dual aspect windows to both sides, original ceiling beams and doors leading to:-

Master Bedroom

17'7" x 16'9"

Steps lead up into the master bedroom, three windows to side elevation and a further window to rear, vaulted ceiling, built in wardrobe with hanging rails and shelving, built in drawers, radiator, carpeted flooring.

Bathroom

Opaque window to the side elevation, ornate wash hand basin, wc, freestanding bath with shower, tiled flooring, heated towel rail and original ceiling beams.

Bedroom 2

11'3" x 12'11"

Window to the front elevation, radiator and original ceiling beams and carpeted flooring.

Bedroom 3

11'6" x 12'11"

Window to the front elevation, radiator and original ceiling beams and carpeted flooring

Bedroom 4

9'6" x 13'1"

Bay window to side elevation, radiator and carpeted flooring.

Second Floor Landing/Office

Two windows to the side elevation and Velux window to ceiling, ample space for office, original ceiling beams and loft access.

Bedroom 5

11'6" x 12'9"

Window to the front and side elevation, radiator and carpeted flooring.

Bedroom 6

11'8" x 12'9"

Window to the front and side elevation, radiator and carpeted flooring

Bathroom

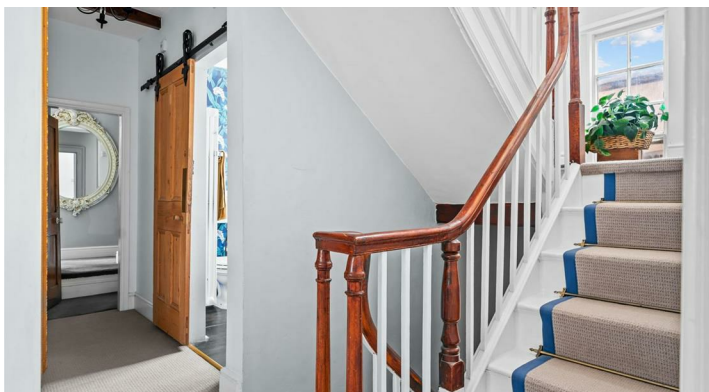
Three piece suite comprising; low level wc, pedestal hand basin, mains fed shower with tiled enclosure, heated towel rail, extractor fan, spotlights, tiled flooring.

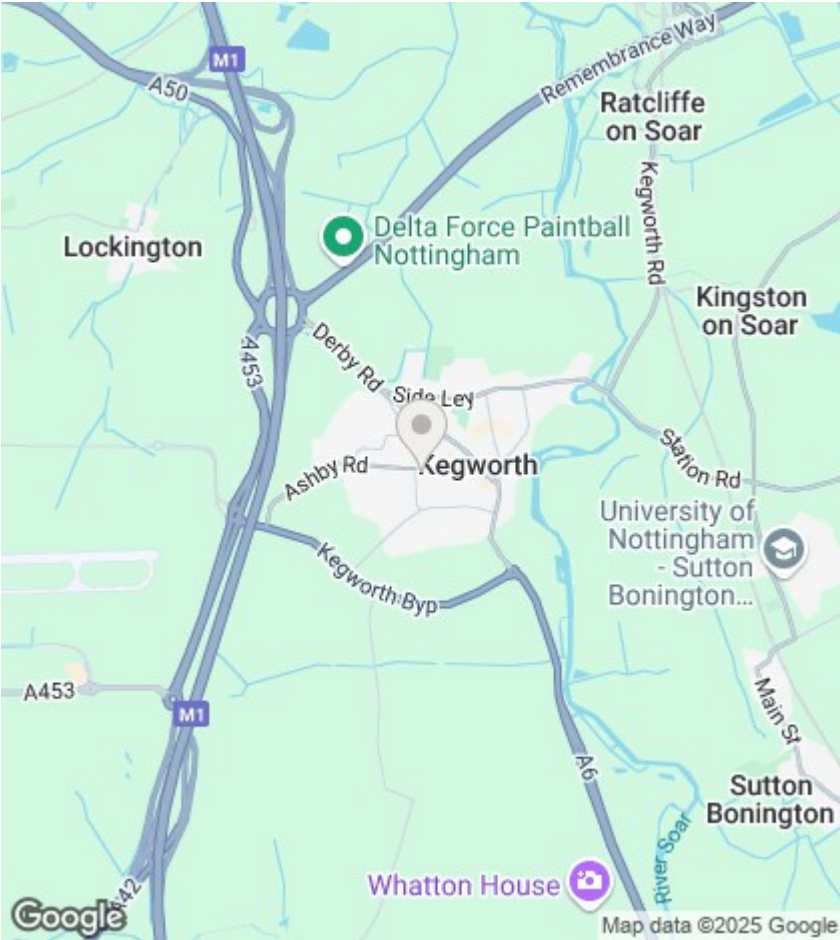
Garden

A beautifully presented private rear garden which must be viewed to be fully appreciated offering a

peaceful haven with various patios for seating and a wealth of mature trees and shrubs - For practicality there is a bin storage area, trellis walkway leading to entertainment area with plants, shrubs and trees. A path leading through steps to the well-established garden area with plants, shrubs, trees and a feature water fountain, a further pathway leading to a wooded patio area. Towards the rear of the garden is a doorway leading into a further 'secret garden' with wildflowers, pond and a further seating area for the morning sun. At the very end of the garden is a fenced area with a compost bay, brick potting shed, and a further brick shed, with an abundance of grapevines and blackberries also growing in this area.







Directions

Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC