



Borough Street, Kegworth



£255,000

- TWO BEDROOM COTTAGE
- TOTAL REFURBISHMENT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- FOUR PIECE BATHROOM
- TANDEM PARKING
- FREEHOLD
- EPC rating D



This delightful two double bedroom cottage has seen multiple renovations over recent years creating an amazing residence with period charm and modern amenity. The kitchen has hand made tiles, brass taps, handles, cupboard doors and oak work surfaces, whilst externally far more has been made of the fore garden with willow fencing enclosing what is a sizeable lawn section with paved path leading to the main entrance.

Initially on entry into the lounge, there's the Travertine floor which contrasts with the dark black beamed ceiling, a wood burning stove makes for a cosy space in winter. The property is fully double glazed and gas centrally heated.

The sitting room is open to interpretation with regards its use and has matching flooring, beamed ceiling once more and front and rear elevation double glazed windows making for a light and airy space.

The hallway has a separate access door out to the rear, under stairs storage cupboard and the Travertine flooring continues through here and into the feature kitchen.

Within the kitchen is a Belfast sink unit, a built in four ring gas hob with electric oven beneath, breakfast bar, space for fridge freezer and space & plumbing for a washing machine. The pantry provides additional storage.



At first floor on the landing is further storage and power within the cupboard. The main bedroom is situated above the lounge below and has built in furniture, dual aspect and impressive proportions. The guest double bedroom is above the sitting room and both are well presented.

The bathroom has a four piece suite, giving the choice of a shower or a bath. Within the shower cubicle a choice of angle poised rainhead shower or hand held shower fitment along with wash hand basin and W.C.

To the outside, at the rear, adjacent to the property is coloured stone, steps lead up to a lawn section with retaining wall enclosing. beyond the fence are two parking spaces in tandem.

The property is ideal for those seeking stylish accommodation and Kegworth village has excellent communication links. The property could appeal to first time buyers or perhaps an air b'n'b as the current owner is achieving approx £1000 per month on this basis, with the property achieving between £90 - £150 per night.

A rare opportunity indeed and viewing is recommended to fully appreciate the work that has occurred throughout the residence.

To find the property, on entering the village of Kegworth from the direction of Hathern, proceed along London Road, at the elbow bend proceed right on to Nottingham Road, half way along turn left on to Borough Street, the property is then situated on the right hand side identified by the agent's 'For Sale' board.



LOUNGE 3.77m x 3.7m (12'5" x 12'1")

SITTING ROOM 3.76m x 2.92m (12'4" x 9'7")

HALLWAY

BREAKFAST KITCHEN 3.05m x 2.63m (10'0" x 8'7")

BEDROOM ONE 3.79m x 3.26m (12'5" x 10'8")

BEDROOM TWO 3.83m x 2.94m (12'7" x 9'7")

BATHROOM 2.63m x 2.08m (8'7" x 6'10")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band B.

DISCLAIMER

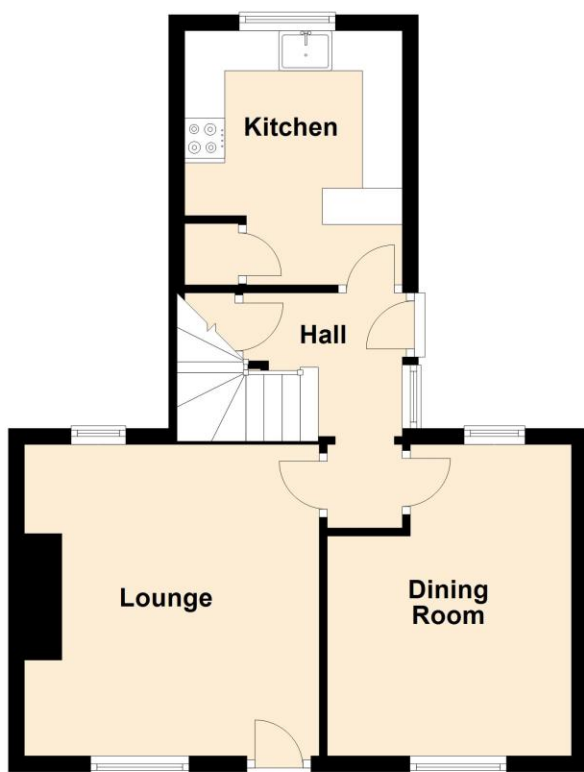
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

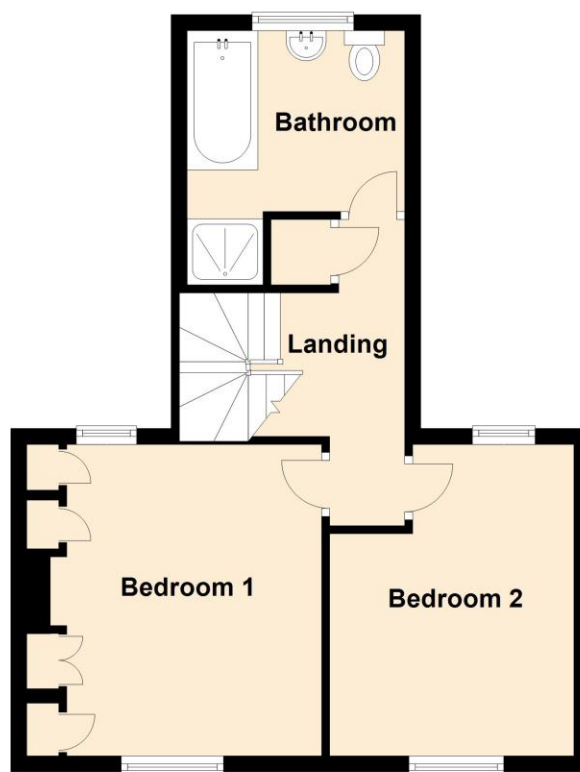
Ground Floor

Approx. 40.7 sq. metres (437.9 sq. feet)

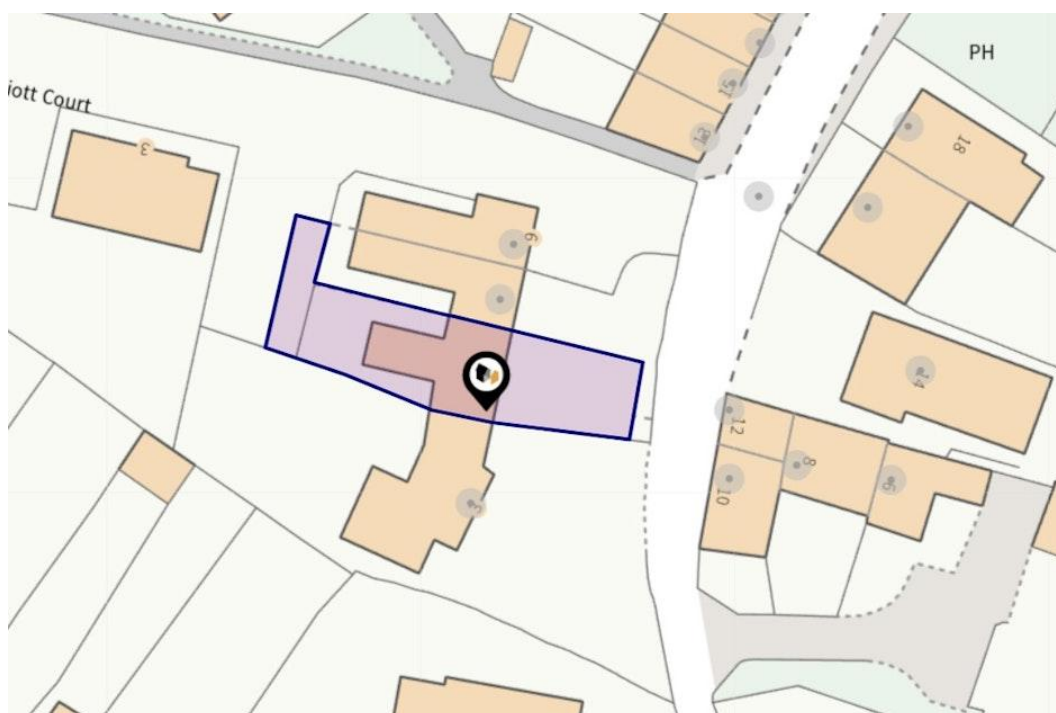


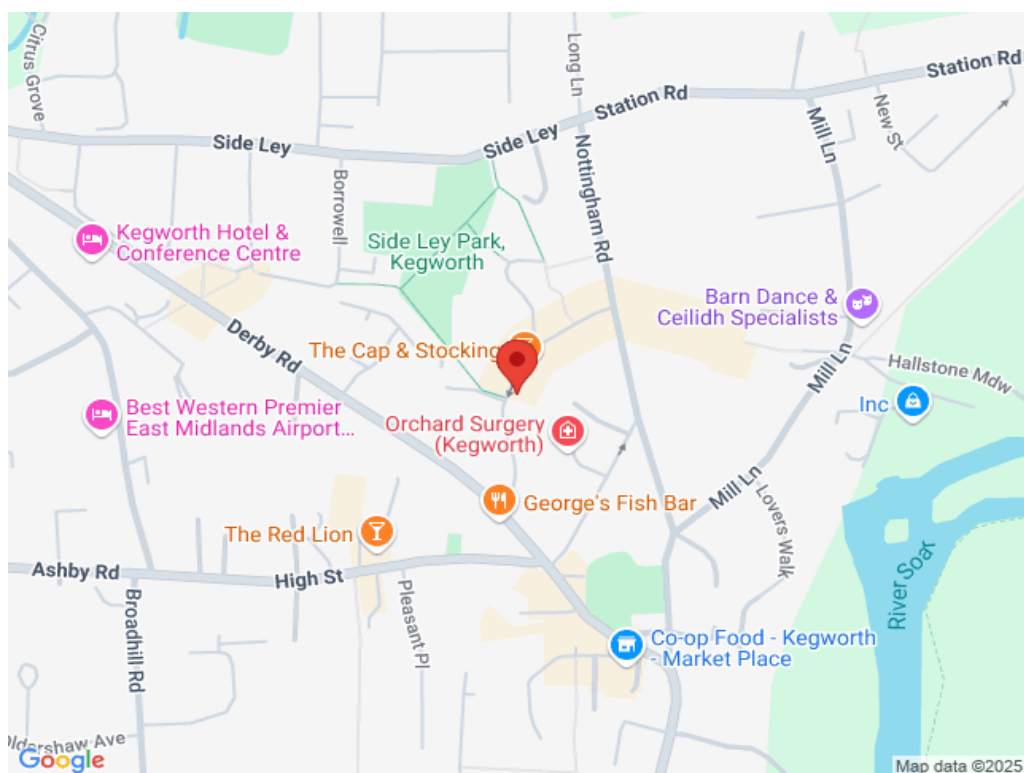
First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 81.4 sq. metres (875.9 sq. feet)





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