



Ashby Road, Kegworth



£320,000

- DEVELOPMENT OPPORTUNITY
- TRADITIONAL DETACHED PROPERTY
- CIRCA 1950s
- MODERNISATION REQUIRED
- HUGE POTENTIAL FOR EXTENSION
- THREE BEDROOMS
- FREEHOLD
- EPC rating E



A rare and exciting opportunity to modernise, restyle and potentially enlarge this 1950s detached property which occupies a generous plot with large gardens and countryside views to the rear.

We can imagine likely refurbishment works to include a new kitchen and bathroom, full redecoration and styling, new floor coverings and rewiring etc amongst other choice improvements.

The instantly appealing façade is apparent as you approach the property via a long driveway and frontage. This leads to detached single garage which has attached auxiliary style rooms beyond here accessed via a side porch between the house and garage including a utility room, shower room, W.C. and store.

Enter through the porch and beautiful stained glass entrance door into the hallway, with understairs storage cupboard and winding staircase to the first floor. There are two separate reception rooms, a sitting room to the front and rear generous lounge with door out into the garden ideal for summer entertaining.

The kitchen and walk-in pantry are also to the rear and this has a door out into the covered entry between house, garage and auxiliary stores creating a useful clothes drying area and additional storage etc with utility room, ground floor shower and WC. Upstairs there are three bedrooms (two double) and a three piece bathroom.

The property is nestled at the edge of the village, located at the very top of Ashby Road in Kegworth which is close to local countryside walks as well as excellent commuter access including M1 Junction 24, East Midlands Airport and Gateway Hub including Amazon, and the M42/A50 roadworks Good to know; the property has majority UPVC double glazing throughout. Gas central heating powered by a floor mounted conventional gas boiler located in the covered entry/side porch. For sale with no chain.

To find the property; Sat nav postcode: DE74 2DJ - ///what3words: crypt.resonated.petal



HALLWAY 4.82m x 2.6m (15'10" x 8'6")

SITTING ROOM 3.8m x 3.45m (12'6" x 11'4")

LOUNGE 5.88m x 3.45m (19'4" x 11'4")

KITCHEN 2.74m x 2.6m (9'0" x 8'6")

PANTRY 1.59m x 1.25m (5'2" x 4'1")

SIDE/REAR LOBBY 10.65m x 2.39m (34'11" x 7'10")

UTILITY ROOM 1.88m x 1.78m (6'2" x 5'10")

WALK-IN SHOWER 2.71m x 1.18m (8'11" x 3'11")

BEDROOM ONE 3.9m x 3.45m (12'10" x 11'4")

BEDROOM TWO 3.92m x 3.45m (12'11" x 11'4")

BEDROOM THREE 3.02m x 2.6m (9'11" x 8'6")

BATHROOM 2.6m x 2m (8'6" x 6'7")

GARAGE 5.09m x 2.71m (16'8" x 8'11")

SERVICES

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 D.

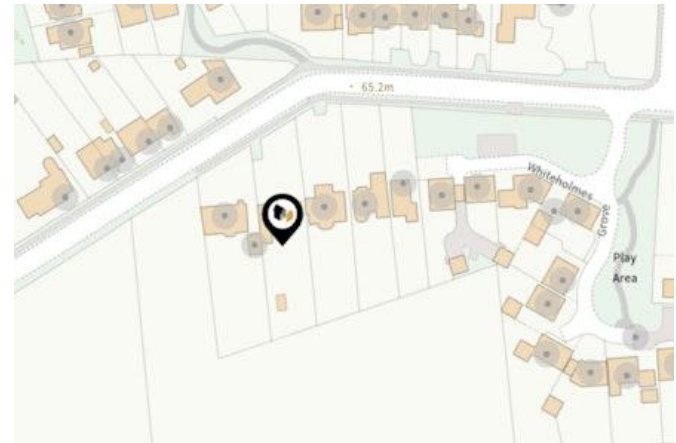
DISCLAIMER

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REFERRALS

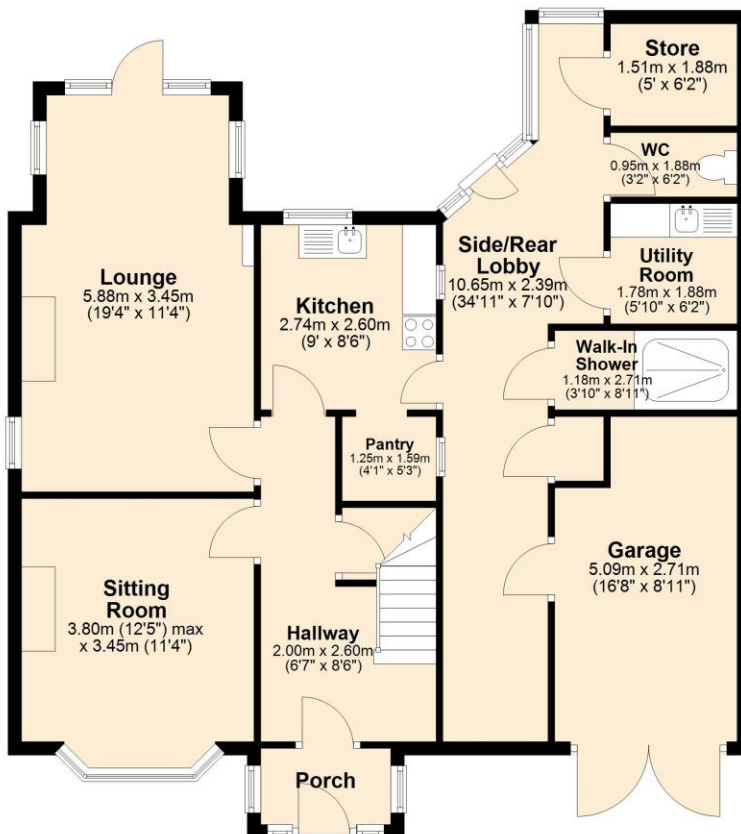
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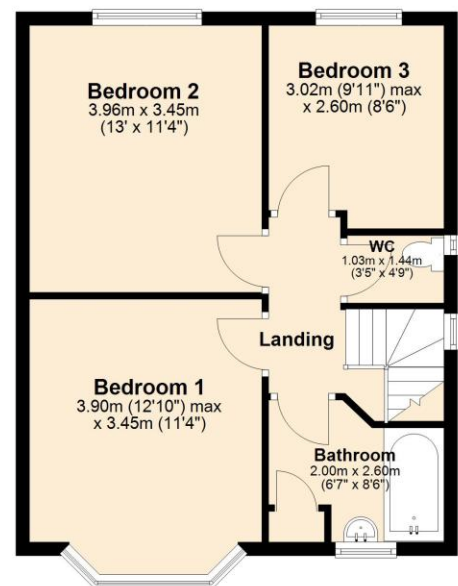
Ground Floor

Approx. 99.0 sq. metres (1065.4 sq. feet)

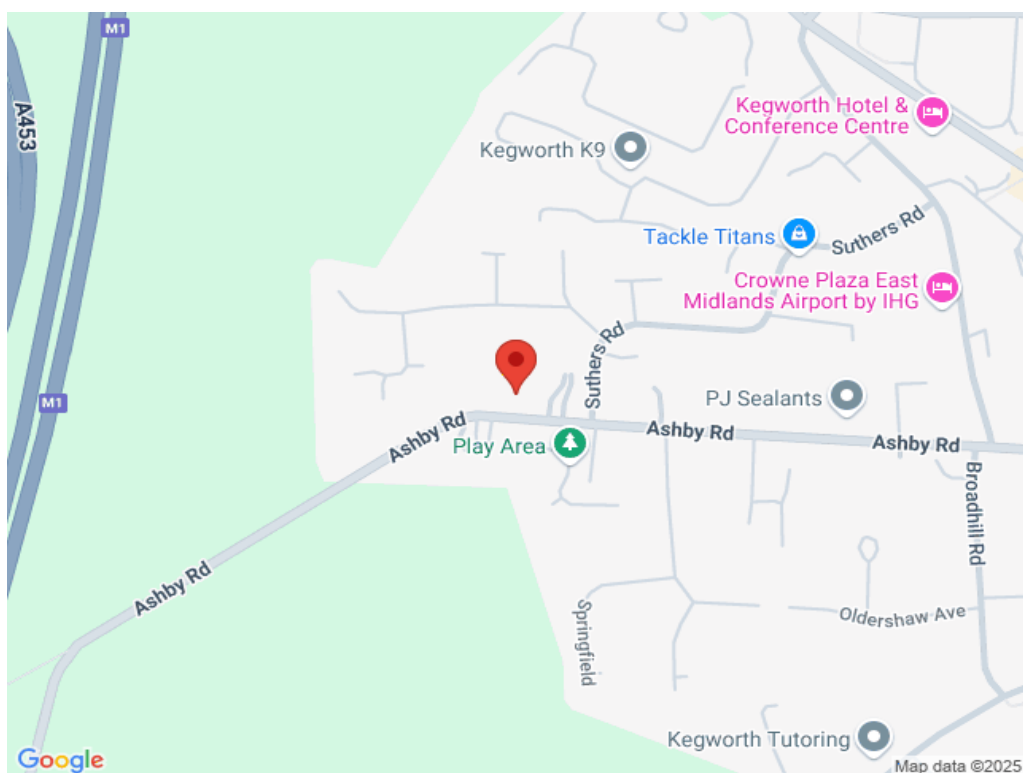


First Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 146.6 sq. metres (1577.7 sq. feet)



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