



Sinclair

'Elmhurst Cottage', 40 Bridge Fields, Kegworth, Derbyshire, DE74 2FW

£245,000

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- River Side Location
- Two Double Bedrooms
- Moorings & River Views
- Council Tax Band\*: A
- Character Cottage
- Beautifully Appointed Kitchen
- No Upward Chain
- Price: £245,000

## Overview

A delightful cottage with river frontage and moorings offering a wealth of character including beamed ceilings. The accommodation in brief comprises living room, beautifully appointed dining kitchen, two well proportioned double bedrooms and fitted shower room. Outside the rear garden enjoys views over the River Soar and countryside with a raised decking seating area and steps leading down to the Moorings.

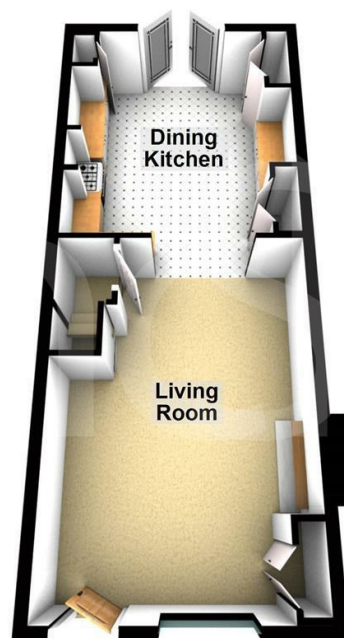
## Location\*\*

Lying on the River Soar, the village of Kegworth is set within North West Leicestershire and hosts a range of everyday amenities including doctors and dentist surgeries, a butchers, bakers and supermarket, as well as a local primary school. There is the option to be part of the local community which enjoys a number of clubs and activities, restaurants, public houses and takeaways. The network of transport links includes the M1, A6 and A453 which makes the major centres of Nottingham, Derby and Leicester accessible, the East Midlands Parkway, which is set off of the A453 enjoys direct routes to London St Pancras. Nearest Airport: East Midlands (2.6 miles). Nearest Train Station: East Midlands Parkway (3 miles). Nearest Town/City: Loughborough (6.5 miles). Nearest Motorway Access: M1 (J24)

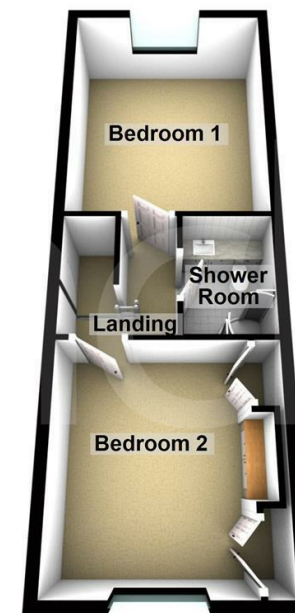


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

Timber entrance door with inset window through to the living room.

### LIVING ROOM

39'4" x 36'1" (to side of chimney breast) (12'2" x 11'11" (to side of chimney breast))

With feature exposed brick chimney breast with inset oak beam and hearth surmounted by wood burning stove, built in meter cupboards to the side of the chimney breast and exposed beam ceilings and features. uPVC double glazed window, radiator and brick built wood store to the side of the chimney breast. There is open access to a further lobby area with wood stripped doors and latch furniture with stairs accessing the first floor and an understairs storage cupboard. There is a further radiator and open access to the fitted dining kitchen.

### FITTED DINING KITCHEN

45'11" x 42'7" (14'10" x 13'10")

A beautifully appointed kitchen with Belfast sink with Swan mixer tap over, solid wooden units to the wall and base, granite work surfaces, space for a range oven with exposed arch surround and inset extractor fan. A range of integrated appliances including dish washer, fridge, freezer and washing machine. There is a further storage unit with matching units and shelving, slate effect tiled flooring, exposed beam ceiling and under unit lighting. There is combination gas fed boiler. uPVC double glazed sliding patio doors overlooking and accessing the garden with views of the mooring and River Soar beyond.

### FIRST FLOOR LANDING

Has wood stripped doors with latch furniture accessing two generously proportioned double bedrooms and fitted shower room. Loft access hatch with pull down ladder.

### REAR BEDROOM ONE

45'11" x 45'11" (14'4" x 14'3")

With a vaulted ceiling, this room has a uPVC window with pleasant views over the River Soar and the countryside beyond. Radiator.

### BEDROOM TWO

36'1" x 32'9" (measurement to front of (11'7" x 10'2" (measurement to front of wardrobe/cupb))

With uPVC double glazed window, radiator and a range of fitted bedroom furniture including wardrobe/cupboards and drawers and central unit with housing space for a tv.

### SHOWER ROOM

The shower room is fitted with a corner shower cubicle with thermostatic shower and drencher shower head, there is a vanity unit with inset wash hand basin and cupboards under, a low flush w.c. with concealed cistern. Tiled flooring. Pitched ceiling with Velux skylight window. There is a combination radiator and heated chrome towel rail.

### OUTSIDE

To the front there is a brick walled front boundary with gated access leading to the entrance door, and a flagstone style frontage. To the rear the property comes into its element with fantastic back drop of the River Soar. The garden has slabbed patio area and a timber Summer House and fenced boundaries and a shaped lawn which leads to a timber decking area with immediate views over the River Soar and countryside. From the decking area there are steps down leading to the Moorings of the Property.

It should be noted by prospective purchasers that the property is currently going through Probate and exchange and completion will not be possible until Probate has been granted.

It should also be noted that the Moorings and Decking have a tendency to flood in high rain down fall periods but the property and main garden have not been affected in the past.

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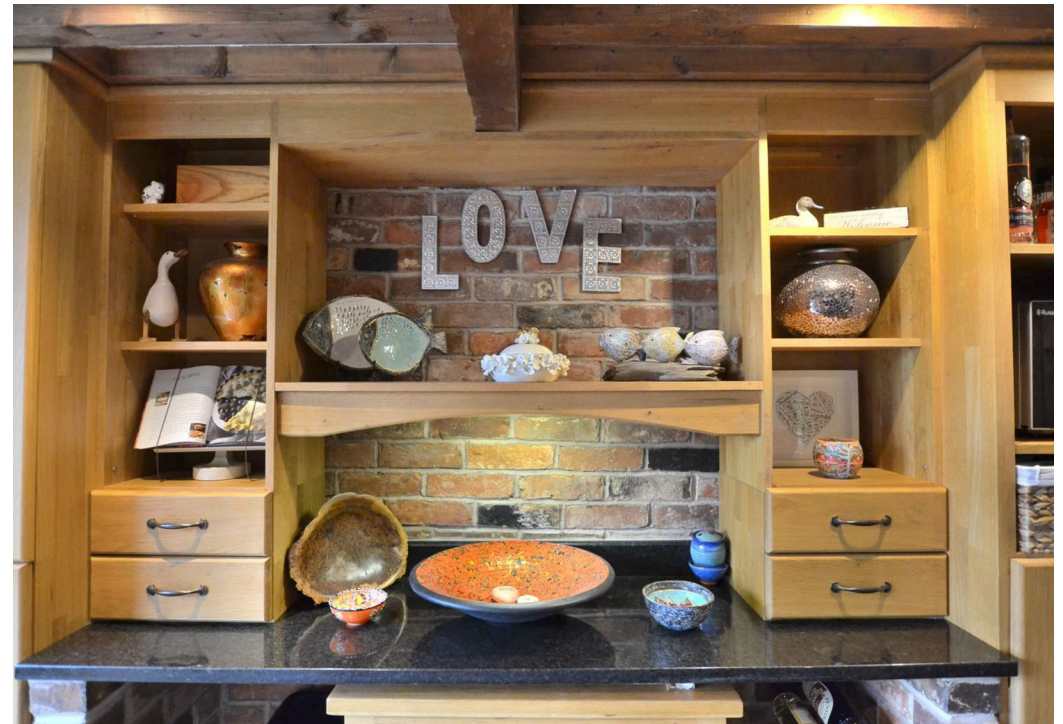




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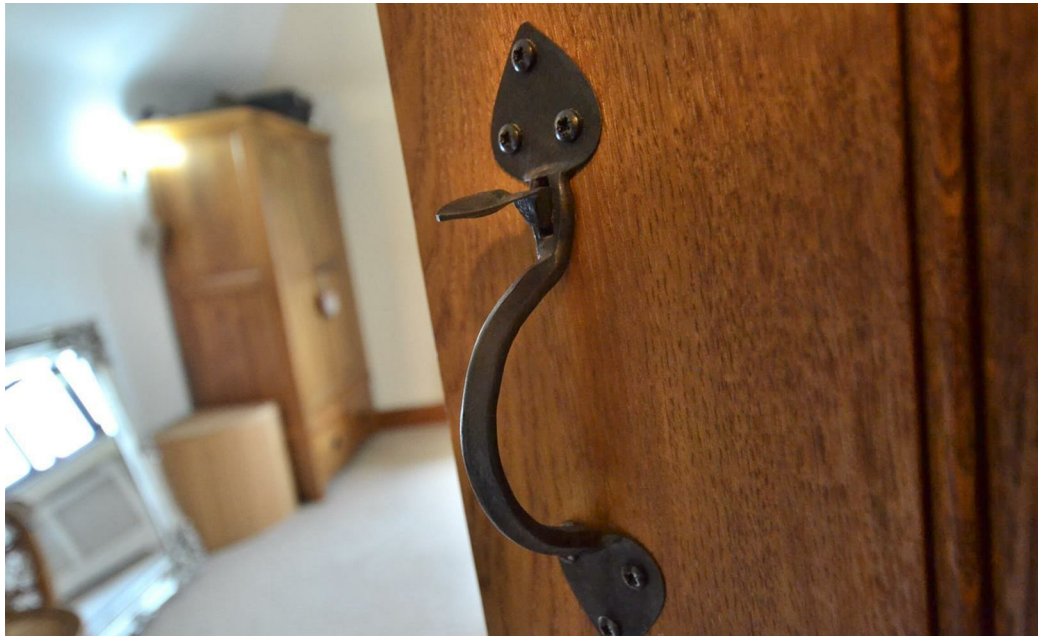
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## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                         |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            | <b>82</b>                                                                         |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   | <b>64</b>                  |                                                                                   |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

## Photographs

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