



Derby Road
Kegworth Derby



Property Description

This stunning five bedroom period semi detached home has been thoughtfully designed and renovated. It boasts a bespoke high specification open plan kitchen diner. This extensive property has modern versatile living with a circa 1700 sqft. It's set back with an elevated position, ample drive and fore garden and to the rear a mature landscaped private garden with numerous areas for entertaining in a leafy setting. The property in brief comprises, entrance hall, sitting room, open plan kitchen diner, utility room, downstairs w.c, cellar, five bedrooms, ensuite, family bathroom.

The village of Kegworth is positioned on the Leicestershire/Nottinghamshire border, ideally located for commuter links with the M1, A50 and A42 within easy reach, providing excellent transport links to Nottingham, Leicester and Derby as well as the university town of Loughborough which is under 7 miles away. East Midlands airport is also within easy reach, with a regular bus service from the village

Entrance Hallway

Enter the property into the first floor hallway which offers original wood floorboards, stairs rising to the second floor, handy storage cupboard and doorways leading to the Sitting Room, Kitchen/Dining room and stairway to Basement.

Sitting Room

11' 4" x 13' 10" (3.45m x 4.22m)
A cosy yet generously sized room, having original wooden floorboards, bay window with newly fitted UPVC sash windows, decorative Victorian cast iron fireplace, central heating radiator and window to side aspect.

Kitchen/dining/family Space

20' 2" x 28' 4" (6.15m x 8.64m)
Renovated to an extremely high specification

using local suppliers, the Kitchen offers: Tiled flooring, sleek and stylish solid wood wall, drawer and base units with complimenting oak worktops and copper handle designs, Island with marble worktop with sink with copper mixer tap, Rangemaster oven (subject to negotiation), integrated bosch dishwasher and microwave, fridge/freezer, space for integrated washer/dryer and bifold door leading out to gardens and main patio area.

The Dining space offers tiled flooring, Rais Q-TeeC 5kw wood burning stove with reclaimed slate hearth, ample space for a seating area and large family dining table, French doors leading to gardens and main patio area, doorway to rear staircase and doorway leading to utility room and downstairs cloakroom.

Utility Room/ Cloakroom

9' 9" x 4' 9" (2.97m x 1.45m)
Having tiled flooring, useful storage cupboard, space and plumbing for washer/dryer and doorway to cloakroom which offers W/C facilities.

Basement- Main Room Sizing

11' 7" x 12' 11" (3.53m x 3.94m)
Fully tanked with decorative tile flooring, underfloor heating and window to side aspect. The perfect location for a home office, craft space or workshop.

Bedroom One

12' 11" x 9' 7" (3.94m x 2.92m)
The rear staircase leads to Bedroom one which is a generous double Bedroom with En-suite facilities. Having carpeted flooring, storage cupboard, window to side aspect and doorway leading to En-suite.

En-Suite

Having vinyl tile effect flooring, basin, W/C, storage cupboard and shower cubicle.

Staircase And Landing

The main staircase offers a newly fitted runner carpet and access to the 4 other Bedrooms, family bathroom and landing. Having original wooden floorboards and access to bedrooms, family bathroom and staircase to loft bedroom.

Family Bathroom

9' 7" x 8' 6" (2.92m x 2.59m)

A well designed space that's sympathetic to the period of the property offering: laminate wood effect flooring, roll top bath, W/C, shower cubicle, basin and obscured window to rear aspect.

Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

A double bedroom having original wooden floorboards under the fitted carpet, window to rear aspect offering stunning views of the garden, feature Victorian fireplace and another window to side aspect.

Bedroom Three

12' 2" x 14' 2" (3.71m x 4.32m)

Another double bedroom offering original wood floorboards, Victorian fireplace, UPVC sash windows to front aspect and another window to the side aspect.

Bedroom Four

6' 1" x 6' 10" (1.85m x 2.08m)

A perfect office or nursery space offering original wood flooring and UPVC sash window to the front aspect.

Bedroom Five

13' 11" x 14' 9" (4.24m x 4.50m)

Carpeted stairs lead to the converted attic room which offers another good sized double bedroom space with carpeted flooring and

Velux windows to roof.

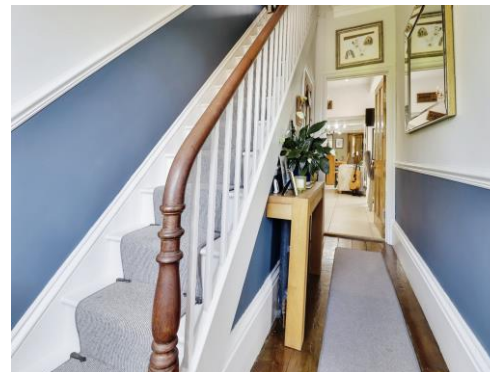
Outside

Recently landscaped, the private and extensive rear garden offers an abundance of space and charm. Offering an array of trees, flowers and shrubs, multiple patio seating areas, 3 double outdoor sockets, decorative pond with filter, shrubbed archway and stone steps leading to the lawn, timber shed with super reinforced flooring, insulation and electric and vegetable patch. The main patio area offers an outdoor wash basin with hot and cold tap, access to the outhouse, wood store and second timber shed which is currently used as a Bar which benefits from super reinforced flooring, insulation and electric.

Secure side gate to access driveway.

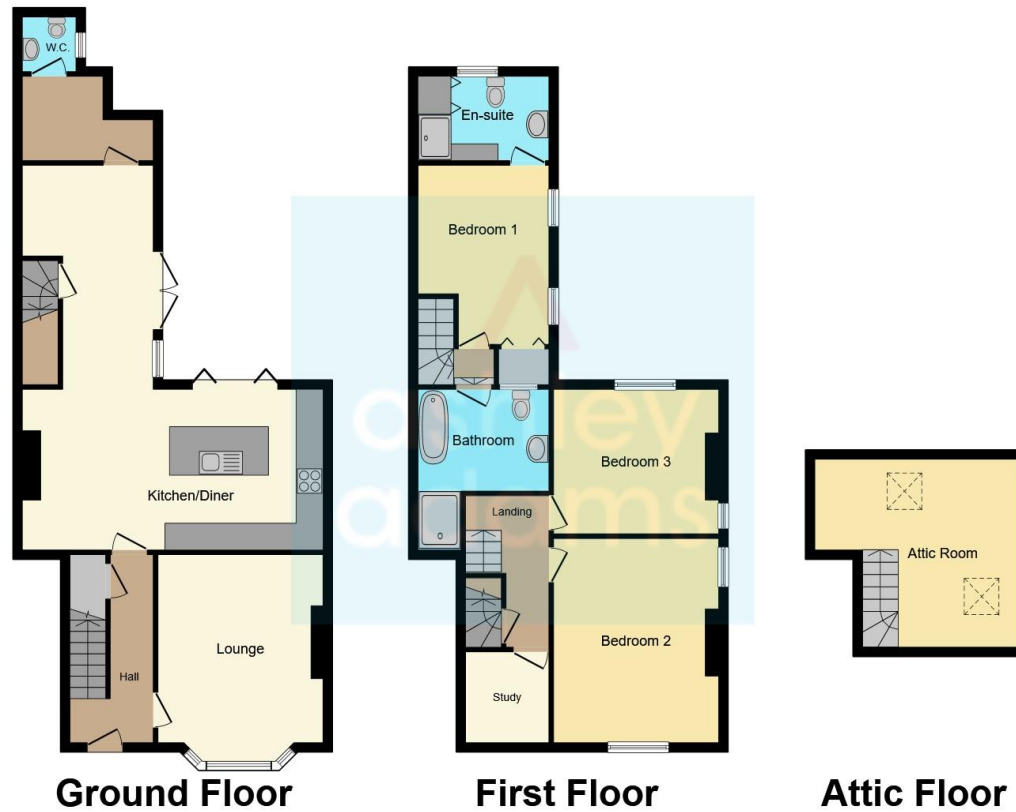
Important Information

All works undertaken meet building regulations and have been completed by local tradesman using local materials where possible. Recent works include: all brand new UPVC windows, working sash window to front elevation. All electrics are up to date 2022. gas safe certificate 2023, boiler serviced in June 2023, all new guttering and 90% of downpipes new 2022. Chimney stack rebuilt 2022, complete roof repaired with reclaimed slate 2022. New digital aerial back of house. New kitchen and log burner 2022, integrated fridge freezer, dishwasher, plumbing for washing machine. New garden cobble block & landscaping 2021 and new sheds with full electric, lighting and insulation 2021. Original floorboards, original fireplaces and Victorian doors throughout the property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Tenure: Freehold

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