



High Street
Kegworth Derby



Property Description

Stunning substantial three storey Georgian home located on High Street in the highly desirable village of Kegworth. The property has been renovated by the current owners to a high standard throughout and offers versatile living accommodation briefly comprising:- Entrance hallway and impressive dining room, contemporary open plan kitchen, sitting room with multi-fuel burning stove, six double bedrooms over two floors, spacious, refitted bathroom and a particularly private large rear garden with a wealth of stunning features which must be viewed to be fully appreciated.

Situated in a prime location, this house provides the perfect blend of convenience and tranquillity. The High Street address means you are just a stone's throw away from local amenities, shops, and eateries, while still enjoying the peace and quiet of village life.

Entrance Hallway

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

Dining Room

20' x 12' 8" (6.10m x 3.86m)
Having two windows to the front elevation, two cast iron radiators, five wall mounted light fittings, original open fire, engineered wooden flooring.

Kitchen

15' 5" x 12' 10" (4.70m x 3.91m)
Having 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

fridge/freezer, integrated dishwasher, microwave, Belfast sink, storage pantry, built in display cabinets, original beams to ceiling, wooden flooring and feature central lighting.

Utility Room

Having 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, currently used for storage.

Living Room

18' 1" x 16' 10" (5.51m x 5.13m)
Having steps leading from the kitchen, two ceiling lights, multi fuel burner with surround, window to side elevation, two radiators, original flooring.

Garden Room

18' 1" x 8' 5" (5.51m x 2.57m)
Having windows to the side and rear elevation allowing a substantial amount of natural sunlight, gas central heating radiators, lighting, electricity and patio door leading to rear garden.

First Floor Landing

Having dual aspect windows to both sides of the landing, original beams to ceiling, doors leading to:-

Master Bedroom

17' 8" x 16' 10" (5.38m x 5.13m)
Having a step 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.

Ensuite

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

Bedroom Two

11' 3" x 12' 11" (3.43m x 3.94m)
Having window to the front elevation, gas central heating radiator and original beams to ceiling with carpeted flooring.

Bedroom Three

11' 7" x 12' 11" (3.53m x 3.94m)
Having window to the front elevation, gas central heating radiator and original beams to ceiling with carpeted flooring.

Bedroom Four

9' 7" x 13' 2" (2.92m x 4.01m)
Having Bay window to side elevation and a additional window to rear, gas central heating radiator, carpeted flooring.

Family Bathroom

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

Second Floor Landing/Office

19' 8" x 10' 9" (5.99m x 3.28m)
Having two windows to the side elevation and further Velux window to ceiling, ample space for office, original beams to ceiling, loft access and beautiful feature lighting.

Bedroom Five

11' 7" x 12' 9" (3.53m x 3.89m)
Having window to the front and side elevation, gas central heating radiator and carpeted flooring.

Bedroom Six

11' 9" x 12' 9" (3.58m x 3.89m)
Having window to the front and side elevation, gas central heating radiator and carpeted flooring.

Bathroom

Having a three piece suite comprising: Low level wc, wall mounted hand basin, mains fed shower with tiled walls, frosted window to side, tiled flooring.

Outside

A particular feature of this property is the extensive, 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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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