



Smiths  
your property experts

# Wheelwright Cottage

Nottingham Road, Kegworth

- Beautiful cottage believed to date back to the 17<sup>th</sup> century
- Situated on a quiet street in a conservation area
- Bright modern living space with unique period features
- Three generous bedrooms and a four-piece family bathroom
- Beautiful sitting room with an inglenook fireplace
- Shaker-style kitchen and a separate utility room
- Off-road parking to the rear
- Private and secure rear gardens accessed via the kitchen

## General Description

Smiths Property Experts offer to market this beautiful cottage, which is believed to date back to the 17th century in part. The property is presented in lovely, modernised condition and boasts a mix of light, modern living space with period features and character throughout.

Situated on a quiet and pretty street in the heart of the fully serviced and easily accessible village of Kegworth. The property boasts parking to the rear and benefits from private and secure rear gardens.







## The Property

Internally, the property is presented in excellent condition and seamlessly blends period features with light, bright, and contemporary interiors.

The accommodation is laid across two floors and extends to approximately 1,200 square feet with uPVC double glazing and gas central heating throughout. Expect to find original timber beams and joinery, an impressive Inglenook fireplace in the sitting room with exposed masonry, a multi-fuel burning stove, and stunning period cabinetry to either side.

The living space comprises an entrance hall, a dining room, a beautiful open sitting/dining room, and a pretty shaker-style kitchen with direct garden access. There is also a rear hall with plentiful storage that leads to a useful utility room with a downstairs WC. Upstairs, accessed from the central landing, are three generous bedrooms that can all fit a double bed, and a spacious four-piece family bathroom.

## The Outside

Positioned in the heart of the pretty conservation area in the village, the cottage stands prominently back from the road. Off-road parking to the rear is accessed via a shared driveway to the left-hand side. The house boasts pretty and secure rear gardens, with direct access via the kitchen. Laid out to central lawns, there is a terrace that enjoys the afternoon sun.





THERE'S ALWAYS  
Time  
FOR  
Champagne

IT WILL TAKE YOU THE MOST  
HAPPY WHEN YOU STOP FOR A  
MILE OR TWO!

Mary's Garden





## The Location

The village of Kegworth offers excellent access to East Midlands Airport and the M1/42 motorway, making it ideal for commuters travelling to Nottingham, Derby, Leicester, Loughborough, and even Birmingham. It features a variety of amenities, including shops, pubs, eateries, and a local primary school.

## Property Information

EPC Rating: D

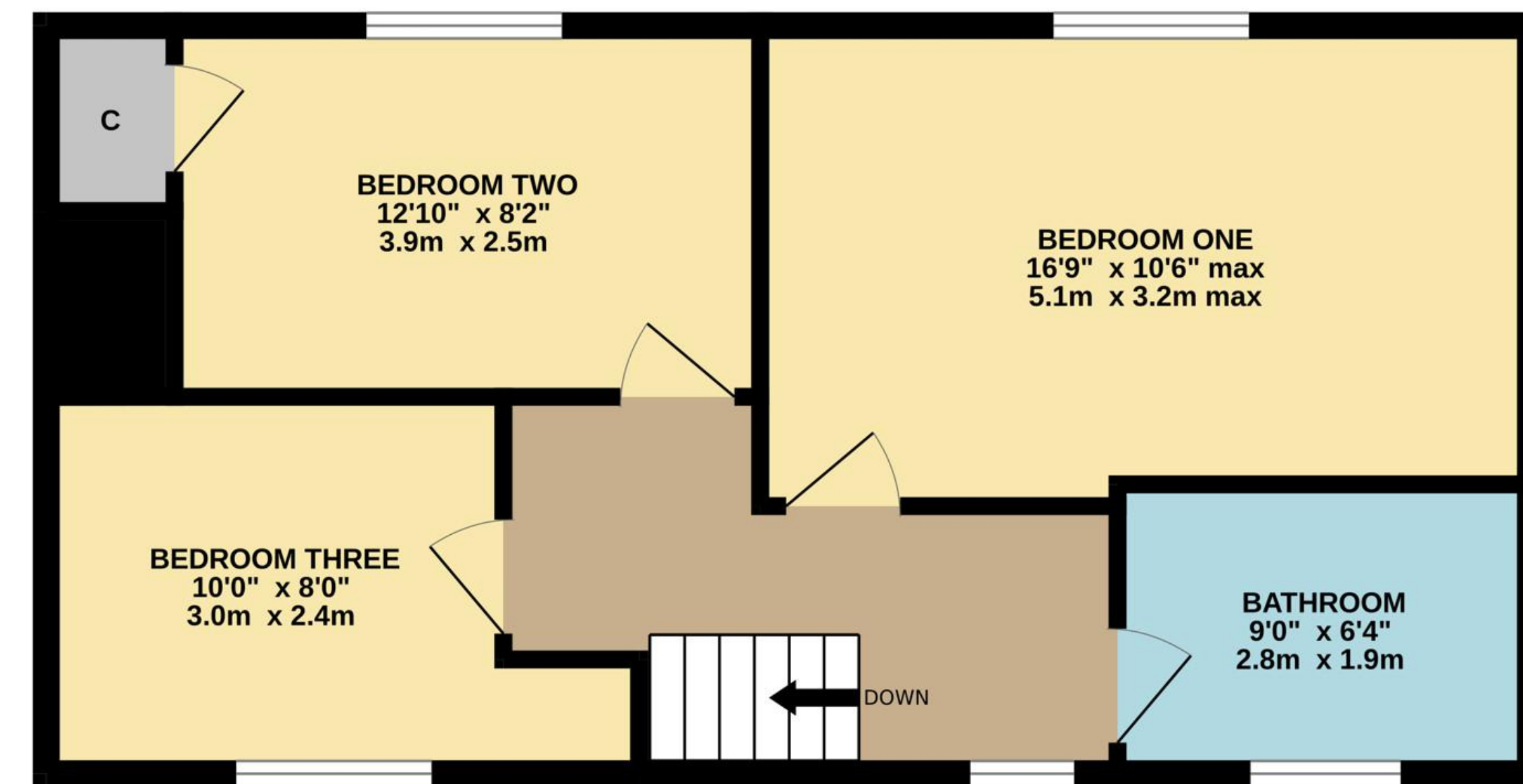
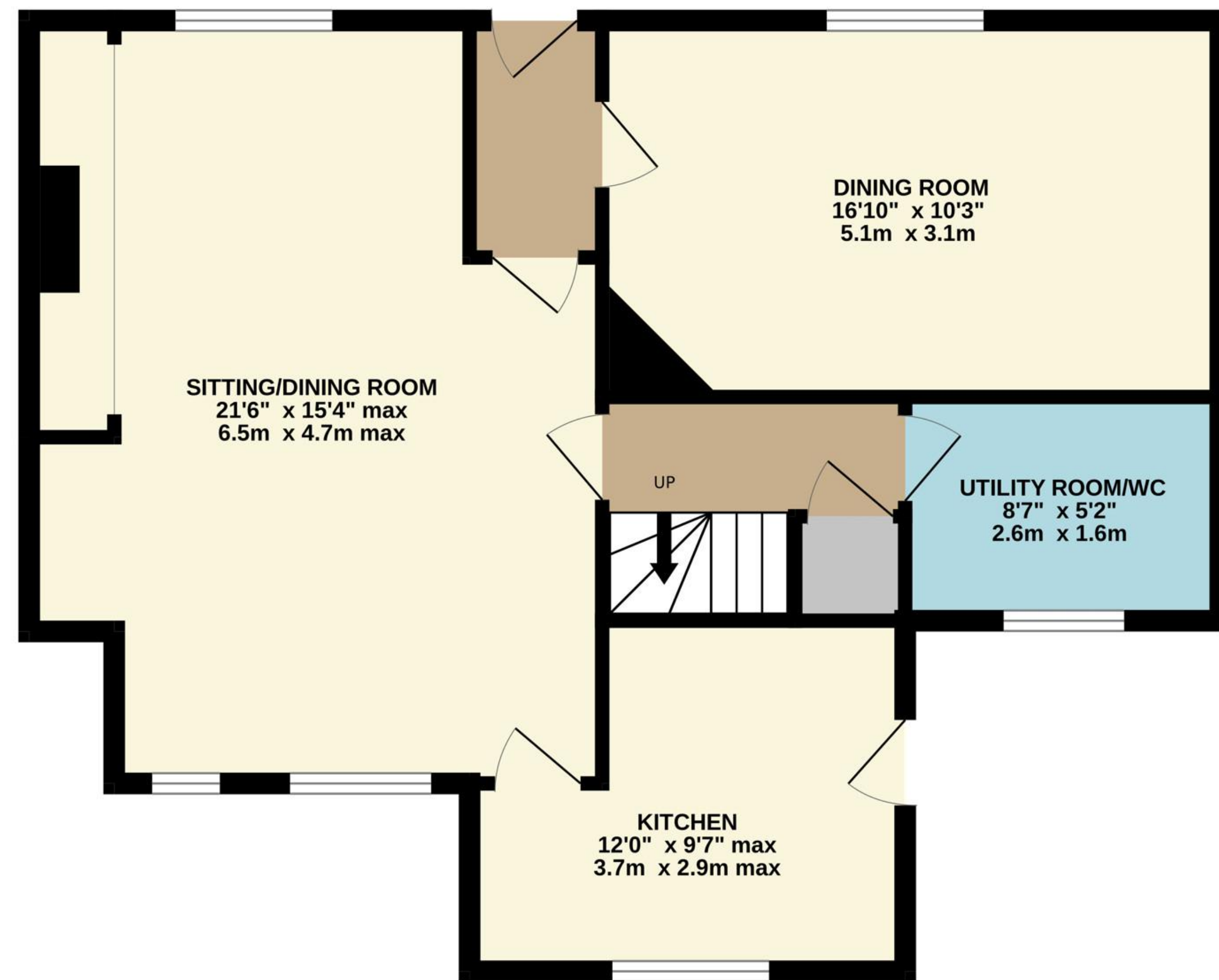
Tenure: Freehold. Council Tax Band: C.

Local Authority: North West Leicestershire District Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1203 sq.ft. (111.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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