



**Smiths**  
your property experts

# Shepherd Walk

## Kegworth

- Beautifully presented detached family home
- Cul-de-sac location with views over the village
- Modern kitchen with a lovely dining area
- Light-filled sitting room with a picture window
- Three good-sized bedrooms (including two double rooms)
- Refitted contemporary shower room
- Rear gardens with a south west facing aspect
- Generous driveway and a detached garage



### General Description

Smiths Property Experts welcome to the market this beautifully presented, extended detached family home located in the popular village of Kegworth. The property is elevated in a cul-de-sac, with far-reaching views over the village. Situated in the catchment area for Kegworth Primary School and within walking distance of the village centre.

This three-bedroom property has been improved by the current owner, with a refitted contemporary kitchen, a beautiful shower room, and replaced uPVC double-glazed windows. The interiors are beautifully presented throughout, including three good-sized bedrooms. Externally, the property benefits from a driveway, a detached garage, and south west facing rear gardens.





## The Property

The accommodation is entered through a composite front door into a welcoming hallway, with double French doors into the sitting room. The sitting room is a light room, with a picture window to the front. The kitchen/diner has a range of well-appointed base and wall-mounted units, a breakfast bar seating area, and the extension provides a versatile space ideal for entertaining. There is a spacious under-stairs pantry with plumbing for a washing machine.

Upstairs, you will find three good-sized bedrooms, including two double rooms. The third bedroom benefits from built-in storage. The refitted modern shower room is beautifully appointed, with a walk-in shower cubicle featuring a rain shower head, a low-level WC, and a wash hand basin.

## The Outside

Outside, the property occupies a delightful plot with south west facing rear gardens making the most of the afternoon and evening sun. There is a patio seating terrace, steps up to a shaped lawn, and a fabulous, decked area with a fixed pergola and timber seating, perfect for outdoor relaxing and alfresco dining.

To the front, there is a lawned garden, with steps leading down to the front door. The driveway provides ample parking space and access to a detached garage.



## The Location

This village offers easy access to East Midlands Airport and the M1/A42 road network, making it ideal for those looking to commute to Nottingham, Derby, Leicester, Loughborough, and even Birmingham. The village has a full range of amenities and a local primary school.

## Property Information

EPC Rating: C.

Council Tax Band: C.

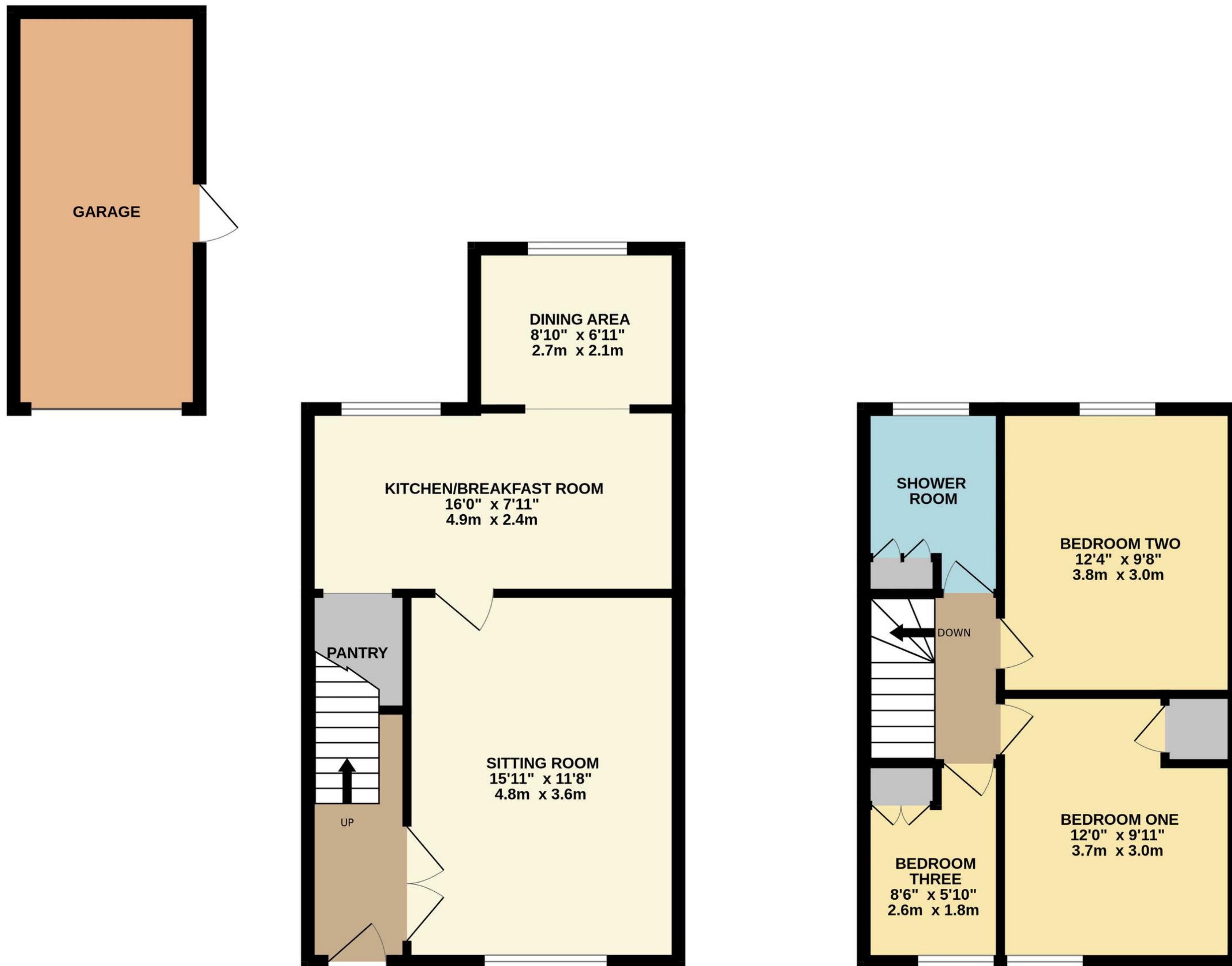
Local Authority:

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.





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