



**Smiths**  
your property experts

# Ashby Road

Kegworth

- Exceptional and mature detached family home
- Superb plot extending to approximately 1/5th of an acre
- Maintained to an excellent standard by the current owners
- Four good-sized bedrooms and a family bathroom
- Spacious 20' long sitting room through to a dining room
- Modern breakfast kitchen and a separate boot/utility room
- Private driveway and an oversized single garage
- Beautiful south-facing and private rear gardens



## General Description

Smiths Property Experts offer to the market this exceptional mature detached family home set in an excellent plot extending to approximately 1/5th of an acre with private south-facing rear gardens. Elevated from the road behind a private drive, the property has a net floor area of more than 1,900 square feet, which includes four bedrooms. The current owners have maintained the property to an excellent standard. The living space is light and generous with excellent scope to further extend, modify, or 'modernise' should the eventual purchaser wish.





## The Property

Internally, the property offers a generous floor area of over 1,900 square feet (including the garage). Constructed to a high standard and well-maintained with gas central heating and UPVC double glazing throughout.

The accommodation comprises a light-filled entrance hall, three reception spaces including a 20' long sitting room, a dining room with direct garden access to the rear, and a modern kitchen/breakfast room. There is also a generous boot/utility room with a door to the garage, and a downstairs WC.

Upstairs are four good-sized bedrooms. The principal room is large and could easily be split into two (original layout) or accommodate an en-suite bathroom. There is plentiful storage in three of the bedrooms, an airing cupboard, and a family bathroom.

## The Outside

The property is situated on a low-traffic road in an elevated position, within easy walking distance of the village centre and amenities. There is a private driveway to the right-hand side leading to an oversized single garage and mature lawned front gardens. With access from either side of the main house, the rear south-facing gardens are exceptional, with total privacy. There are flat central lawns with secure border fencing on either side. To the immediate rear of the main house is a generous sun-filled terrace. There is also an insulated garden room with power, a greenhouse, and an assortment of fruit trees and mature shrubbery.



## 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: D.

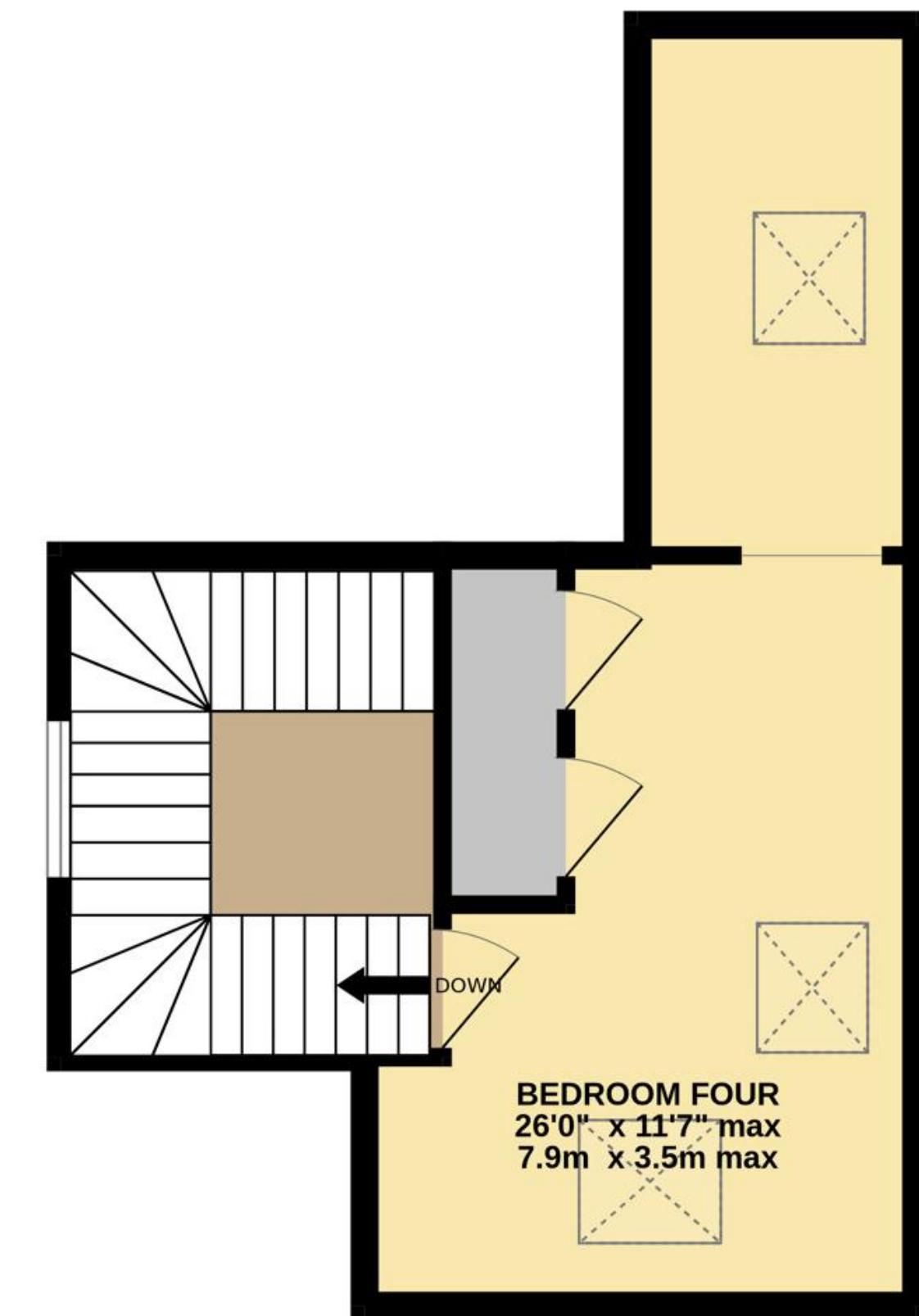
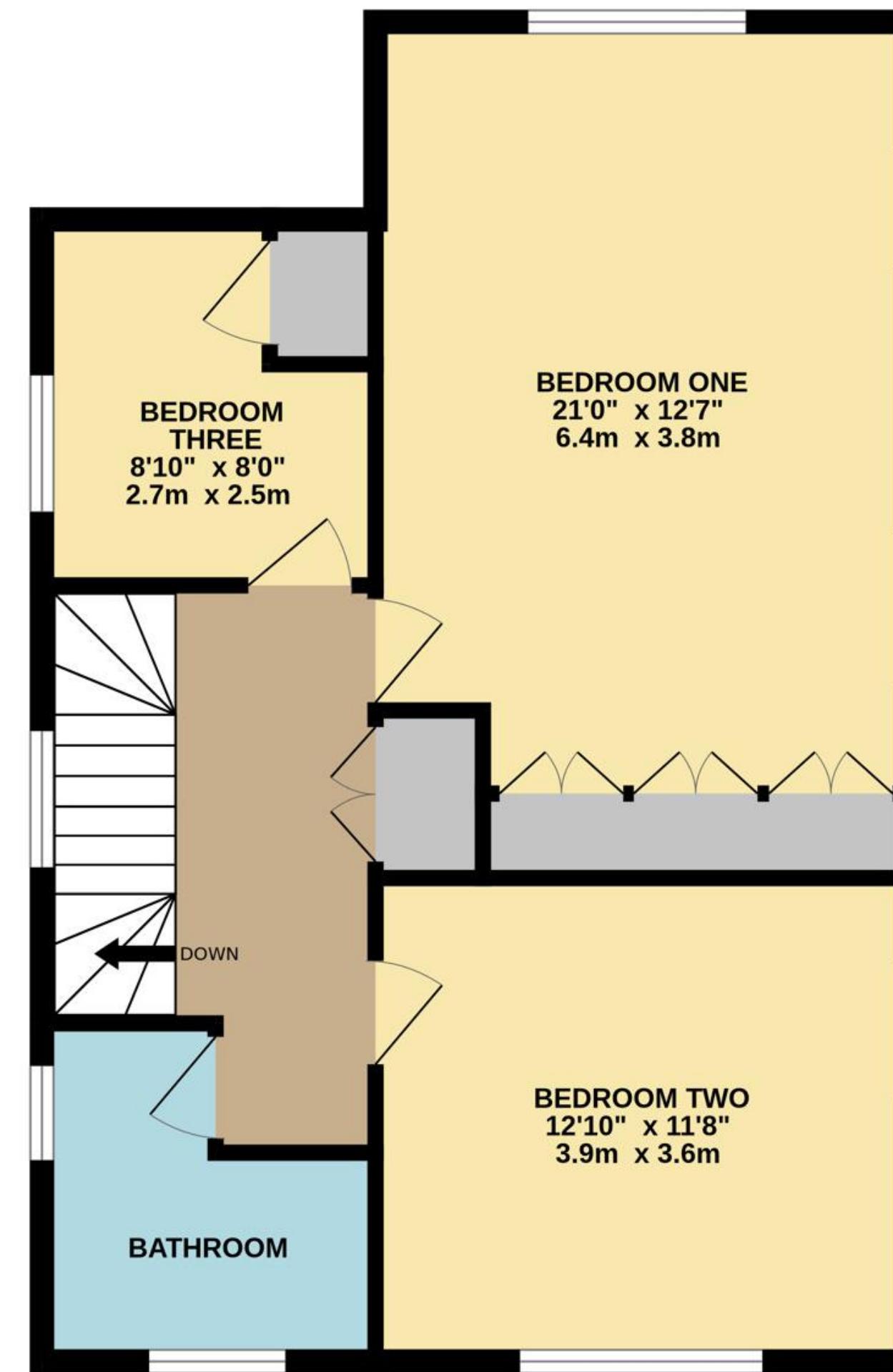
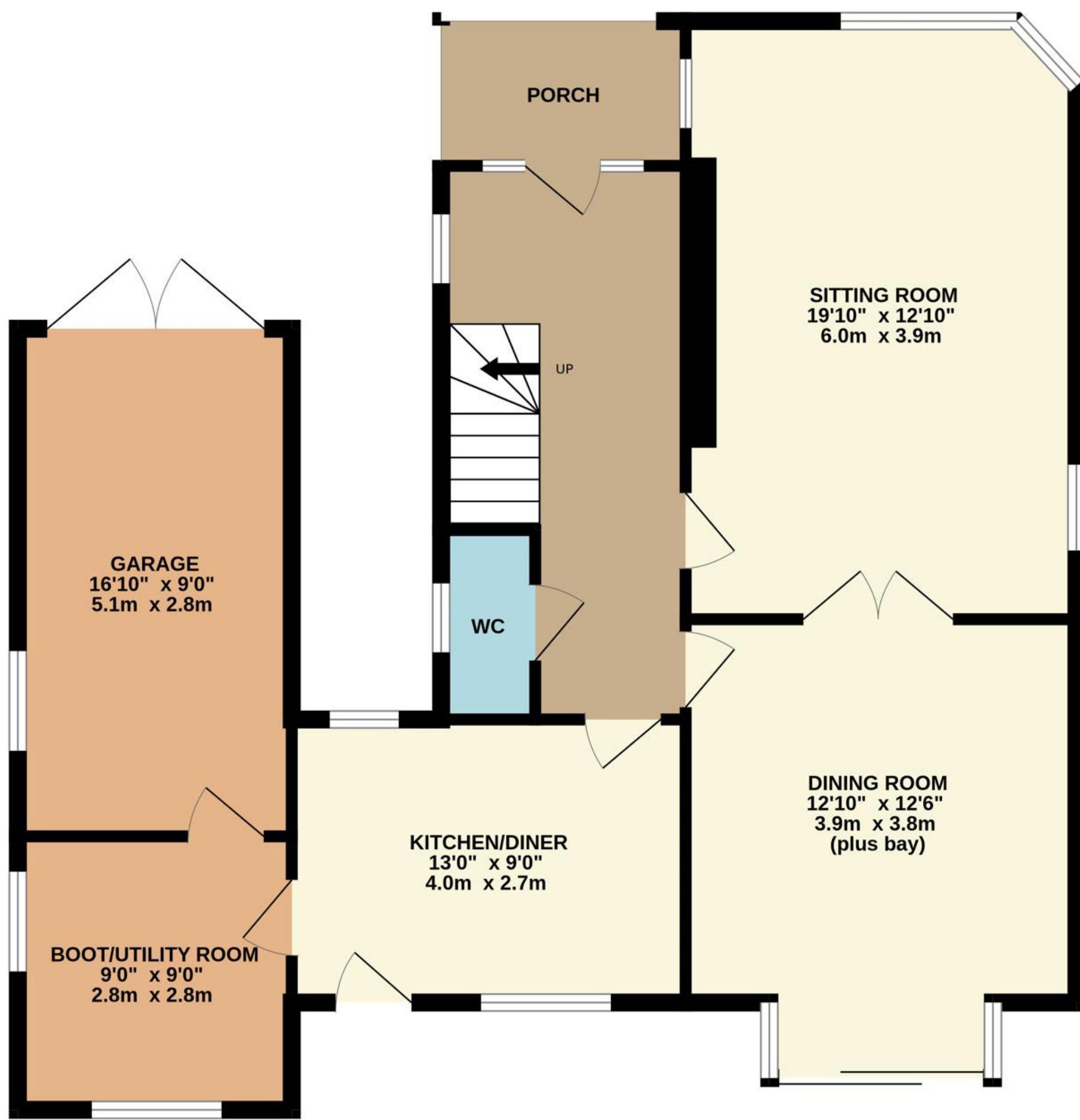
Tenure: Freehold. Council Tax Band: E.

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 : 1917 sq.ft. (178.1 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.

Made with Metropix ©2025



01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)



