

Borough Street, Kegworth, Derbyshire, DE74 2FF  
£260,000





\*\*\*\* FULL OF CHARACTER & CHARM \*\*\*\*  
UNIQUE OPPORTUNITY IN THE  
PICTURESQUE VILLAGE OF KEGWORTH  
\*\*\*\* REAR PARKING FOR TWO  
VEHICLES\*\*\*\* This is a perfect Victorian  
cottage superbly presented throughout  
offering a hall, lounge with feature  
fireplace and multi fuel stove, separate  
dining room and bespoke deVOL fitted  
kitchen, ground floor Travertine flooring  
by Floors of Stone. The first floor offers  
two double bedrooms and a bathroom  
with both a corner bath and an  
enclosed shower. Beautiful front and  
rear gardens with lawns and seating  
areas, rear gate to the drive for two  
vehicles.



## LOUNGE

Solid wood entrance door into the lounge with a feature fireplace with multi fuel stove, exposed brick inset and a beam mantle. Radiator, upvc double glazed window to the front and rear elevations, Travertine flooring by Floors of Stone, beamed ceiling and a door into the hall.

## HALL

Stairs to the first floor, radiator, Travertine flooring by Floors of Stone, door to the dining room and open through to the kitchen.

## DINING ROOM

Travertine flooring by Floors of Stone, radiator, beamed ceiling and upvc double glazed windows to the front and rear elevations.

## KITCHEN

Bespoke deVOL hand made units with solid wood work surfaces and breakfast bar. Belfast style sink, plumbing and space for a washing machine, fitted electric oven and gas hob. Fitted solid wood shelves, deVOL hand made tiles, brass tape and handles, upvc double glazed window and a radiator. The pantry provides additional storage.

## FIRST FLOOR LANDING

Storage cupboard and a upvc double glazed window.



## BEDROOM 1

Two double built in wardrobes, upvc double glazed windows to the front and rear elevations and a radiator.

## BEDROOM 2

Upvc double glazed windows to the front and rear elevations and a radiators.

## BATHROOM

Corner bath with a Victorian style shower attachment tap, low flush wc, wash hand basin, separate shower, chrome ladder style radiator and a upvc double glazed window.

## OUTSIDE

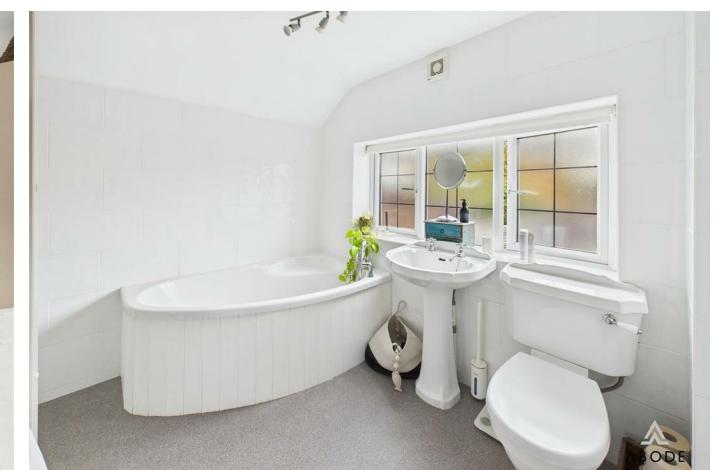
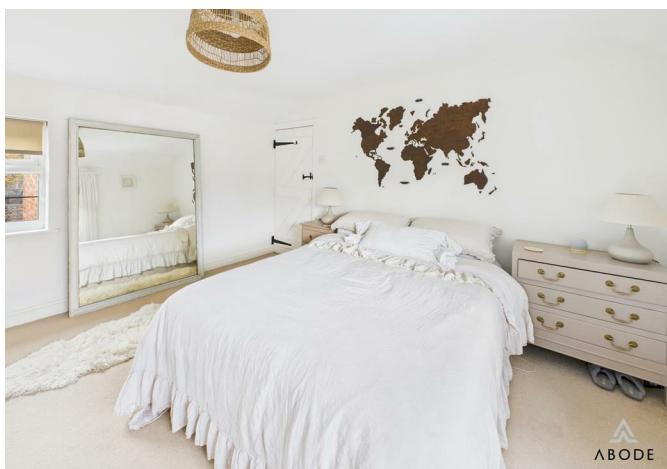






The front garden is enclosed with willow fencing and a good size lawn. Central path to the entrance door.  
The rear garden offers a private seating area, raised lawn and wood store area. The rear gates gives access to the long drive for 2 vehicles.







ABODE



ABODE



ABODE

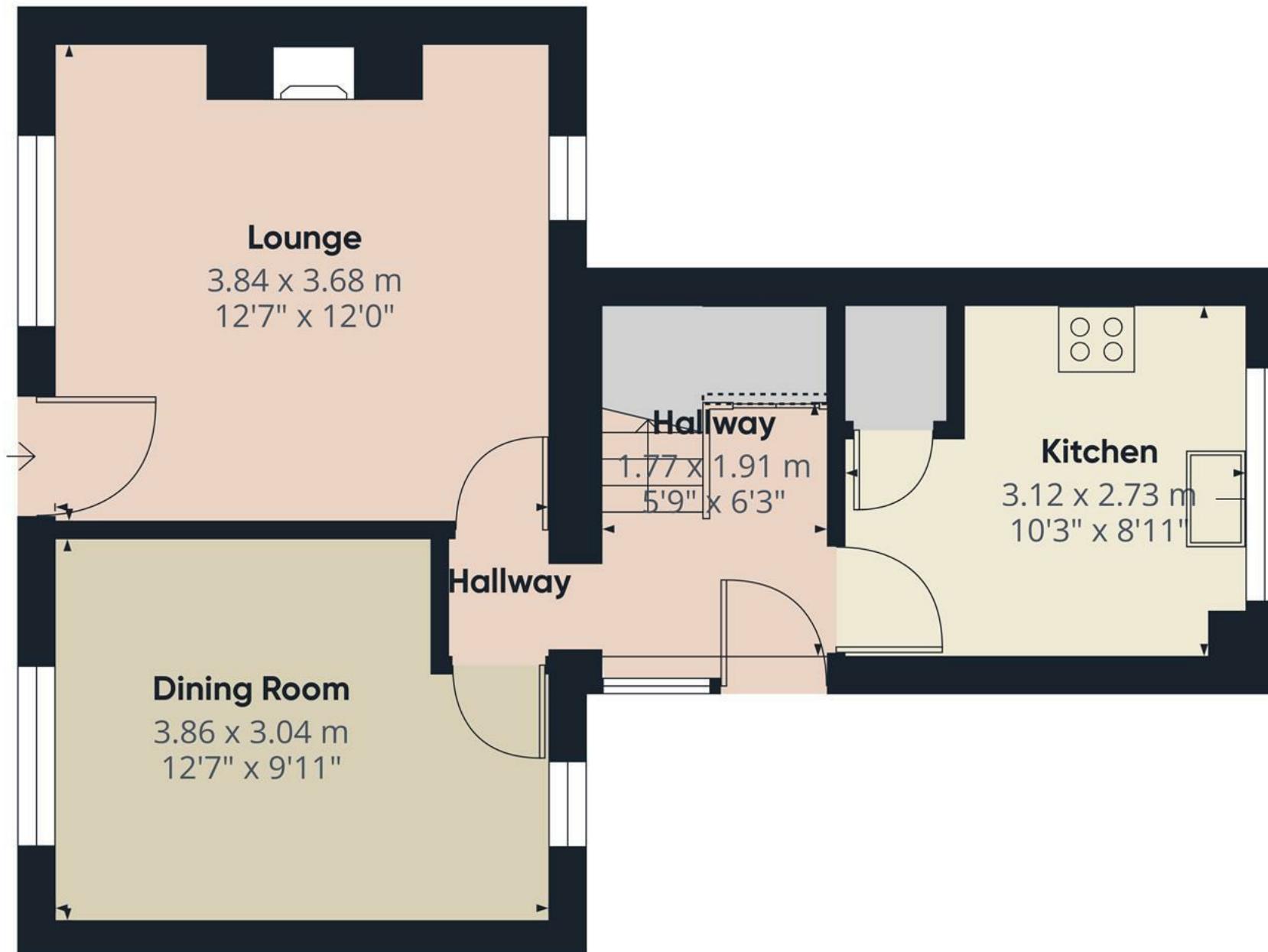


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ABODE



Approximate total area<sup>(1)</sup>

38.7 m<sup>2</sup>

418 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

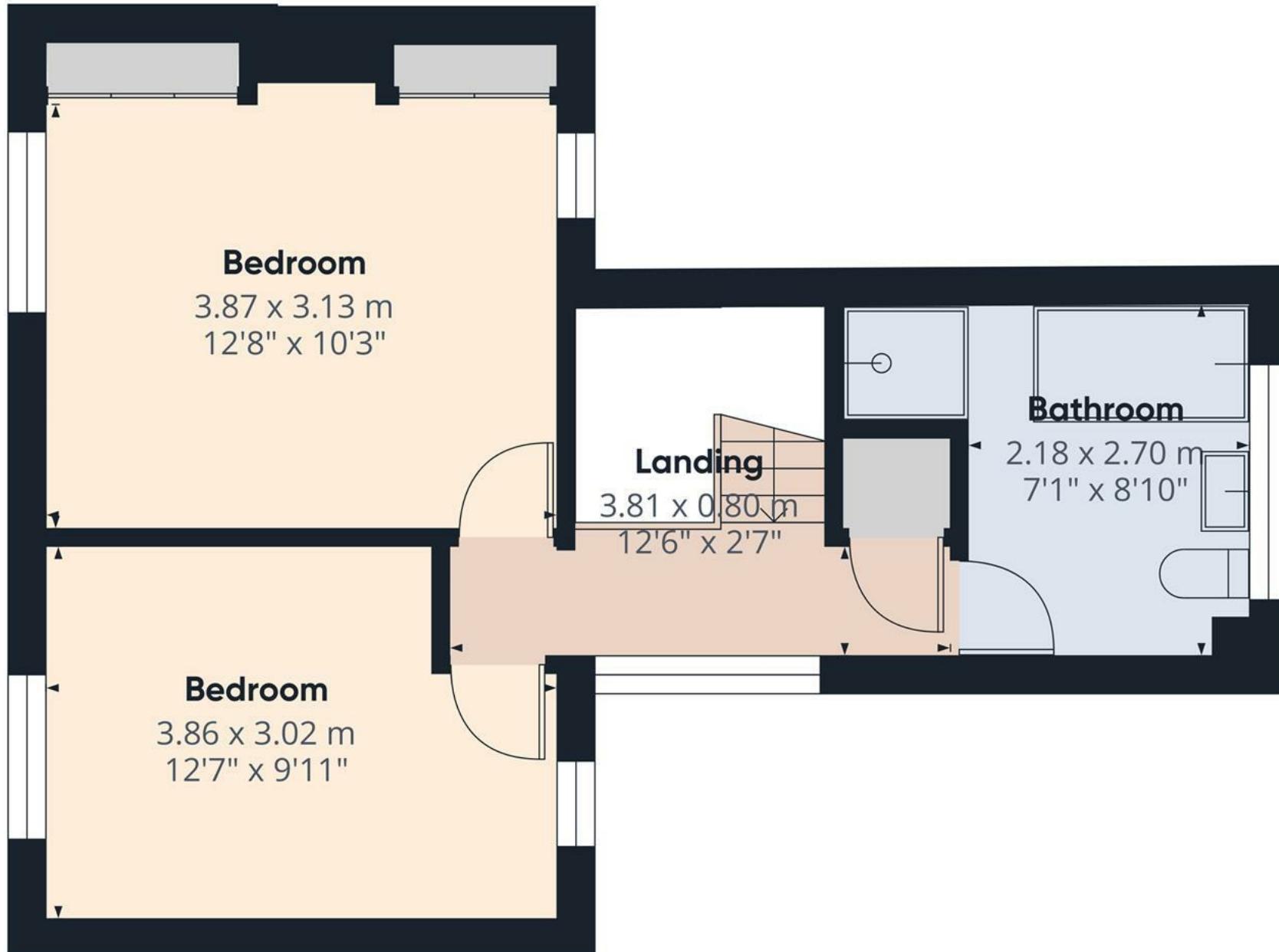
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



(1) Excluding balconies and terraces

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