



Smiths
your property experts



Prospect House

Packington Hill, Kegworth

- Impressive Grade II-listed detached family home
- Offering circa 3,400 square feet of spacious accommodation
- Set behind walled gardens and a gated private driveway
- Period features and character throughout
- Seven bedrooms, three bathrooms, and six reception rooms
- Substantial architect-designed timber-framed outbuilding
- Beautiful wrap-around gardens and a substantial patio terrace
- Set in the heart of Kegworth with excellent road links

General Description

Smiths Property Experts offer to the market this beautiful and impressive double-fronted Georgian-style detached family home. Set in gated and private grounds approaching $\frac{1}{2}$ an acre, with a substantial garden room building, a private driveway and formal gardens. The property sits back from the road behind a walled garden and gated private driveway and is within walking distance of a full range of amenities in the village.

In total, there are seven bedrooms, three bathrooms, and six reception rooms in the main house with two kitchen spaces. The property would lend itself to an extended or large family and is a fabulous period home that has been lovingly maintained and updated by the current family owners who have occupied the home for 38 years. There is the addition of a substantial architect-designed timber-framed outbuilding in the garden, currently in use as a garden room/study but with potential for occasional guest/annexe use should the eventual purchasers wish.









Main House

A substantial and attractive Grade II listed home, offering circa 3,400 square feet of spacious accommodation. Expect to find period features and character throughout, with generally high ceilings and an impressive entrance hall. Laid across three floors, the accommodation is extremely flexible and offers potential for multi-generational living. There are two dining kitchen areas, both beautifully presented, a snug, a dining room, and a stunning main sitting room with a special external wall and box bay sash window. Below the ground floor are useful cellars. There is also a ground floor WC and pantry.

Laid across the first and second floors are no less than seven generous bedrooms, a WC, and two smart family bathrooms. There is plentiful storage and one of the bedrooms also has the benefit of a separate en-suite shower room.

The Outside

Set in private grounds extending to just under ½ an acre in the centre of the village, there is a gated gravel-laid driveway to the left-hand side. The gardens wrap around the house and are all landscaped and mature, with lawns, formal areas and courtyards.

There is a substantial patio terrace to the immediate rear of the main house. The garden room is located to the rear of the grounds, behind which is a further large plot currently laid to wildflower meadow, and a working vegetable garden patch.









The Outbuildings

There is a handy collection of brick-built outbuildings including a pretty garden room, store, potting shed and gardener's WC. Constructed in recent times is a large timber architect-designed garden room, with a spacious living area, office space, kitchenette and shower room. The building has a number of potential uses for the eventual purchaser, including a guest wing, annexe accommodation or similar, STP.

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.

Distances

Nottingham is 11 miles, Derby is 13 miles, Leicester is 20 miles, Birmingham is 40 miles.

East Midlands Airport is 2 miles, East Midlands Parkway is 3 miles (trains to London from 1 hour 30 minutes).

Loughborough Grammar School 10 miles, The Dixie Grammar School 20 miles, Twycross House School 20 miles, and Repton School 15 miles,

(distances and timings are approximate).





Property Information

EPC Rating: D.

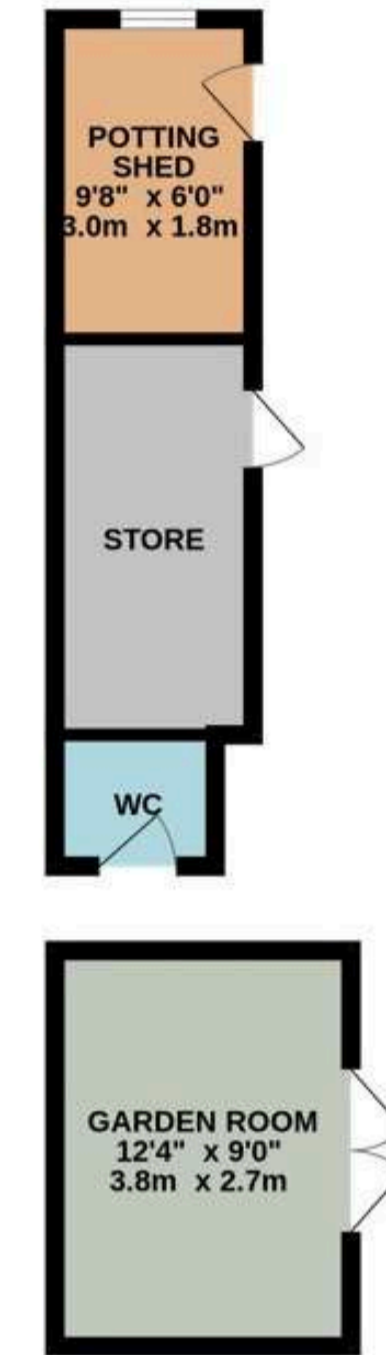
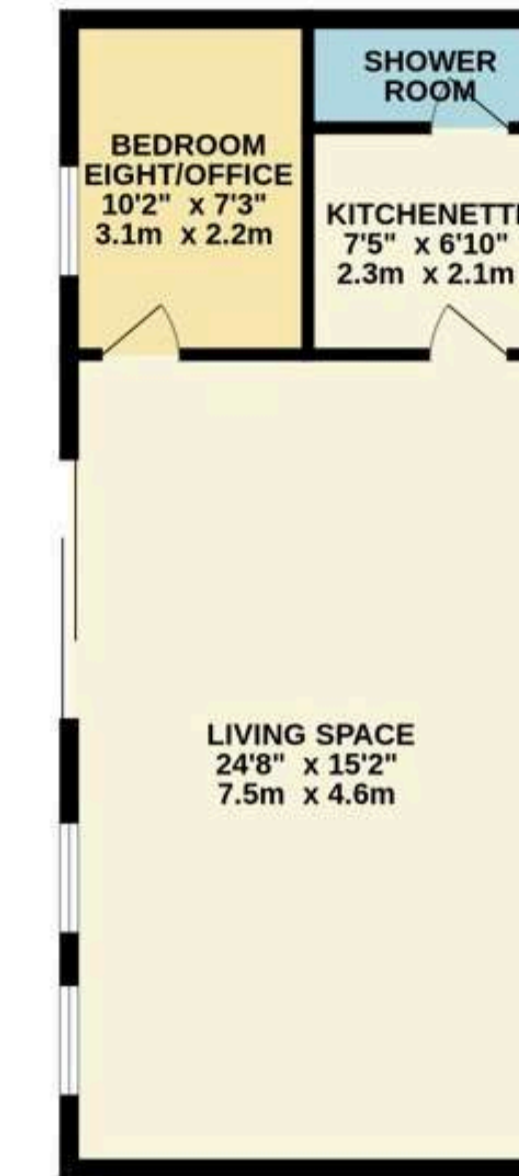
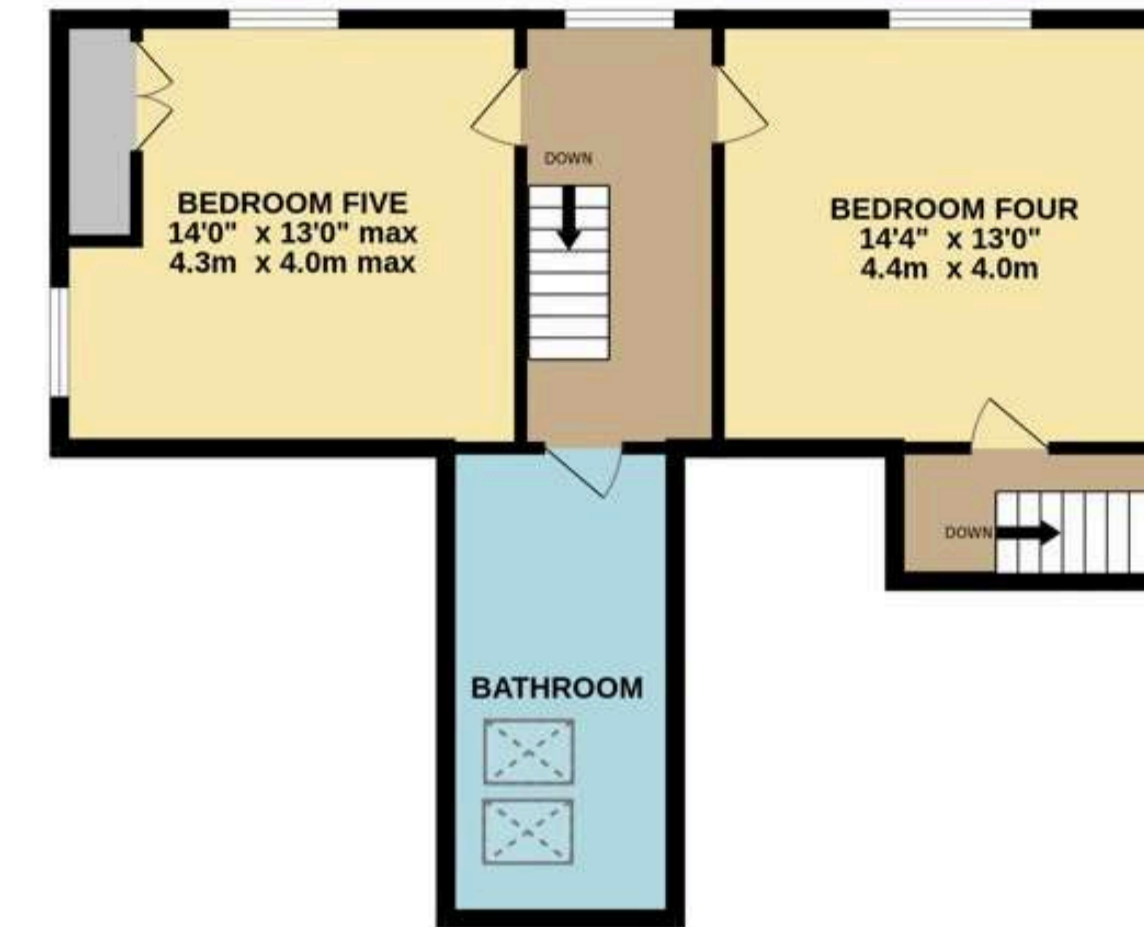
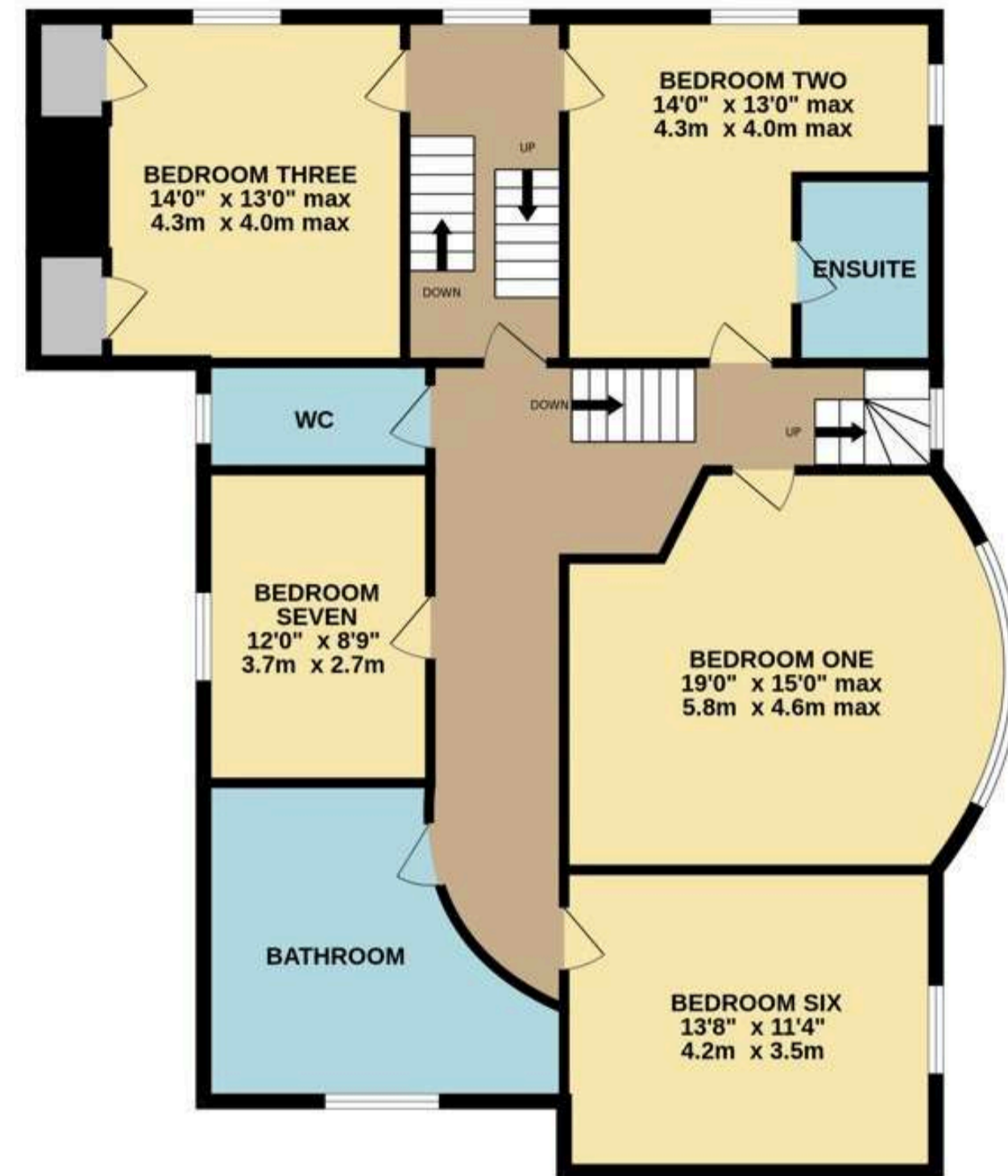
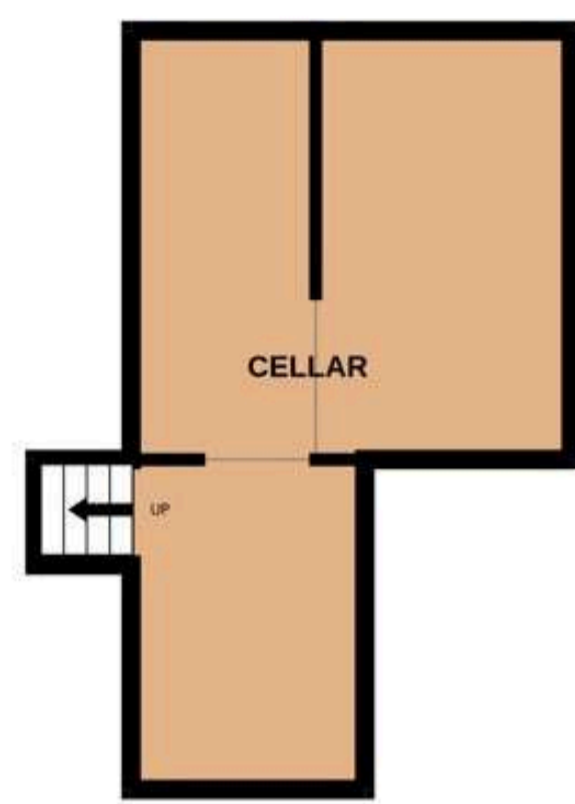
Tenure: Freehold. Council Tax Band: G.

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 : 4121 sq.ft. (382.9 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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