



London Road, Kegworth



£650,000

- EXCEPTIONAL 'GRAND-DESIGN'
- FIVE BEDROOMS & THREE RECEPTIONS
- LARGE LIVING KITCHEN WITH BI-FOLDS
- HIGHLY EFFICIENT ECO HOME
- LARGE MATURE GARDENS
- EXTENSIVE PARKING & DOUBLE GARAGE
- FREEHOLD
- EPC rating C



Stunning architect designed detached family home with 'Grand Designs' Flair! This exceptional detached family home offers a unique blend of contemporary design and functional style, reminiscent of a Grand Designs masterpiece. Expertly crafted in 2018 with an eye for detail, this residence is not only striking but also highly efficient, with sustainability and comfort at the heart of the design and featuring an advanced air source heat pump, underfloor heating and MVHR system, (mechanical ventilation heat recovery system).

The heart of the home is a spectacular open-plan living dining kitchen, complete with large, stylish, contemporary bi-fold doors that seamlessly connect the interior to the large mature gardens which once formed the kitchen gardens for nearby 'The Cedars' - perfect for entertaining or enjoying family life. The kitchen includes flush high gloss units including twin AEG ovens and induction hob, integrated dishwasher, granite worktops and space for an American style fridge freezer.

The property offers generous accommodation and enjoys quality finishes throughout including solid oak internal doors, bamboo wood flooring, a roaring log burner and aluminium/solid wood contemporary grey windows which compliment the external white render finish.



There are three versatile reception rooms, ideal for formal living, relaxing or working from home whilst upstairs via the oak and glass staircase is five generous bedrooms provide plenty of space for a growing family and visitors. The master bedroom suite enjoys a dressing room with fitted mirrored wardrobes and a three piece en-suite shower room including twin sinks, elsewhere there is an additional en-suite to bedroom two and a family bathroom serving the other bedrooms - each of these feature mixer showers with rain style shower head finishes.

Location highlights: Enjoy riverside and countryside walks right on your doorstep, with village shops just around the corner. Excellent transport links include the M1 and A50 at Junction 24, and East Midlands Airport is easily accessible. The property is also near the Gateway Freeport, including Amazon and other major employers, making it ideal for commuters and professionals.

Every detail of this home has been carefully considered to create a bright, welcoming, and efficient family haven, blending contemporary style with practical living.

To the outside, the property enjoys large wrap around gardens including mature trees (some Tree Preservation Orders) patio seating areas, surrounding borders and shrubs which is all particularly private and enclosed and not overlooked. The property shares an initial shared approach road with just two neighbouring properties and whereby this sweeps into a private block paved driveway for No.33a where there is enough parking for 4-5 cars and leading to a detached double garage. The garage has an electrically operated door and an electric car charging point.

A truly exceptional family home combining style, space, sustainability, and a prime location.

To find the property; Sat nav postcode: DE74 2EU - what3words: [///operating.claps.translate](#)



ENTRANCE HALLWAY 5.76m x 3.3m (18'11" x 10'10")

LOUNGE 5.76m x 3.69m (18'11" x 12'1")

FAMILY ROOM/STUDY 4.8m x 3.67m (15'8" x 12'0")

LIVING DINING KITCHEN 7.4m x 4.05m (24'4" x 13'4")

SITTING AREA (OFF KITCHEN) 5.75m x 3.72m (18'11" x 12'2")

UTILITY ROOM 2.92m x 2.25m (9'7" x 7'5")

GROUND FLOOR W.C. 1.5m x 1.39m (4'11" x 4'7")

MASTER BEDROOM 4.1m x 3.68m (13'6" x 12'1")

DRESSING AREA 2.92m x 2.12m (9'7" x 7'0")

EN-SUITE SHOWER ROOM 3.68m x 1.56m (12'1" x 5'1")

BEDROOM TWO 3.67m x 2m (12'0" x 6'7")

EN-SUITE SHOWER ROOM 2.49m x 1.37m (8'2" x 4'6")

BEDROOM THREE 5.78m x 2.77m (19'0" x 9'1")

BEDROOM FOUR 3.32m x 2.85m (10'11" x 9'5")

BEDROOM FIVE 3.31m x 2m (10'11" x 6'7")

FAMILY BATHROOM 3.15m x 1.67m (10'4" x 5'6")





SERVICES & TENURE

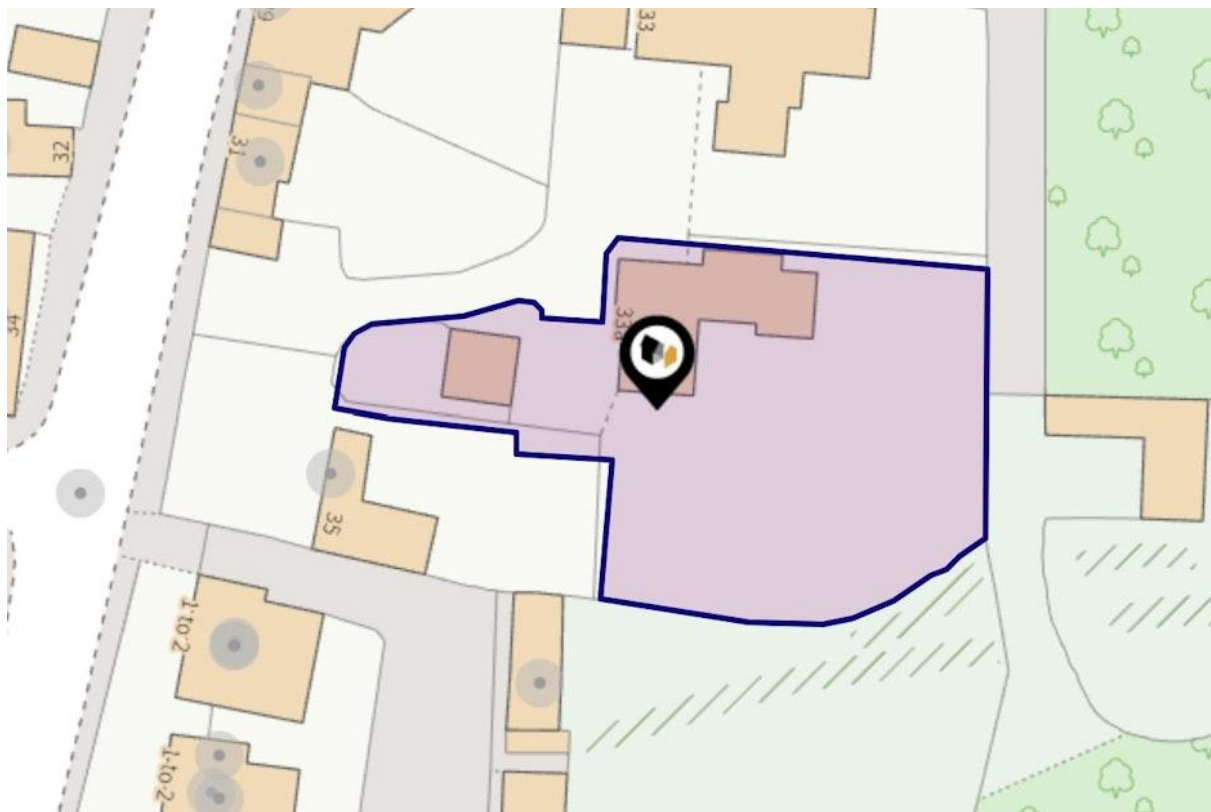
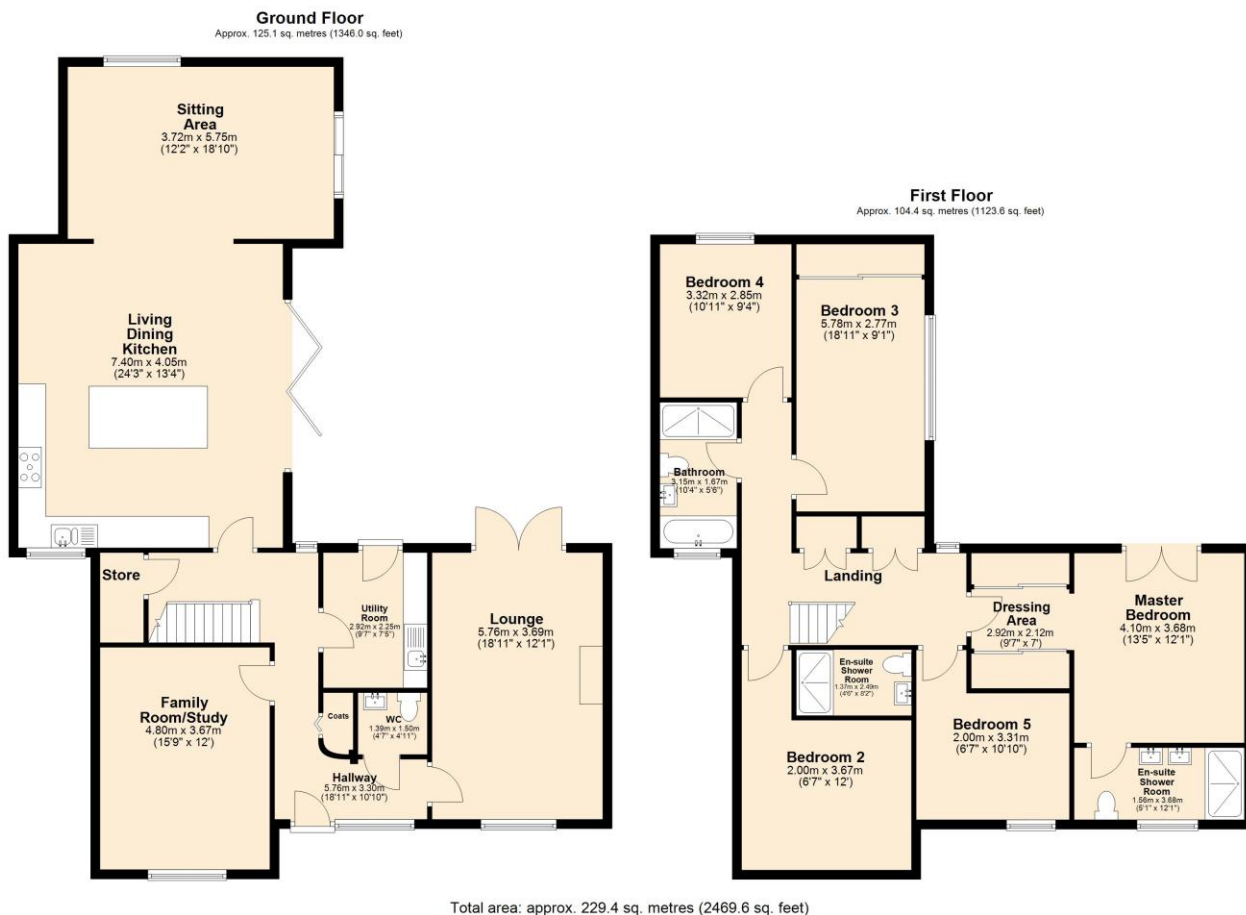
All mains services are available and connected to the property with the exception of gas. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band G.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

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Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk