



Smiths
your property experts

Mill Lane

Kegworth

- No upward chain
- Superb property in a peaceful residential location
- Located in the heart of this fully serviced village
- Three good-sized bedrooms and a family bathroom
- Fully fitted kitchen and a generous living/dining room
- Private south-westerly facing rear garden
- Driveway providing off-road parking for several vehicles
- Considerable potential to extend to the rear STP



General Description

Smiths Property Experts offer to the market this three-bedroom home in a peaceful residential location in the heart of the fully serviced village of Kegworth. The property benefits from a private driveway to the front, generous lawned rear gardens with a south-westerly aspect, and three good-sized bedrooms.

The Location

Kegworth provides easy access to East Midlands Airport and the M1/42 motorway, 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.





The Property

This village home has a floor area of approximately 695 square feet with living space laid across two floors. Expect to find accommodation comprising, in brief, an entrance hall, a living/dining room leading through to a fully fitted kitchen, a rear hall, a family bathroom, and upstairs three good-sized bedrooms. The property benefits from full mains services.

The Outside

The property is situated in a peaceful location with countryside walks on the doorstep. The village centre, with its full range of amenities, is about a 5-minute walk away. Set back from the lane behind a private driveway, there is off-road parking for several vehicles.

A feature of this property is its south-westerly facing rear garden, which benefits from a high degree of privacy. The gardens are mature and lawned. There is considerable potential to extend to the rear should the eventual purchaser wish.





Property Information

EPC Rating: D.

Council Tax Band: A.

Local Authority: North West Leicestershire Council.

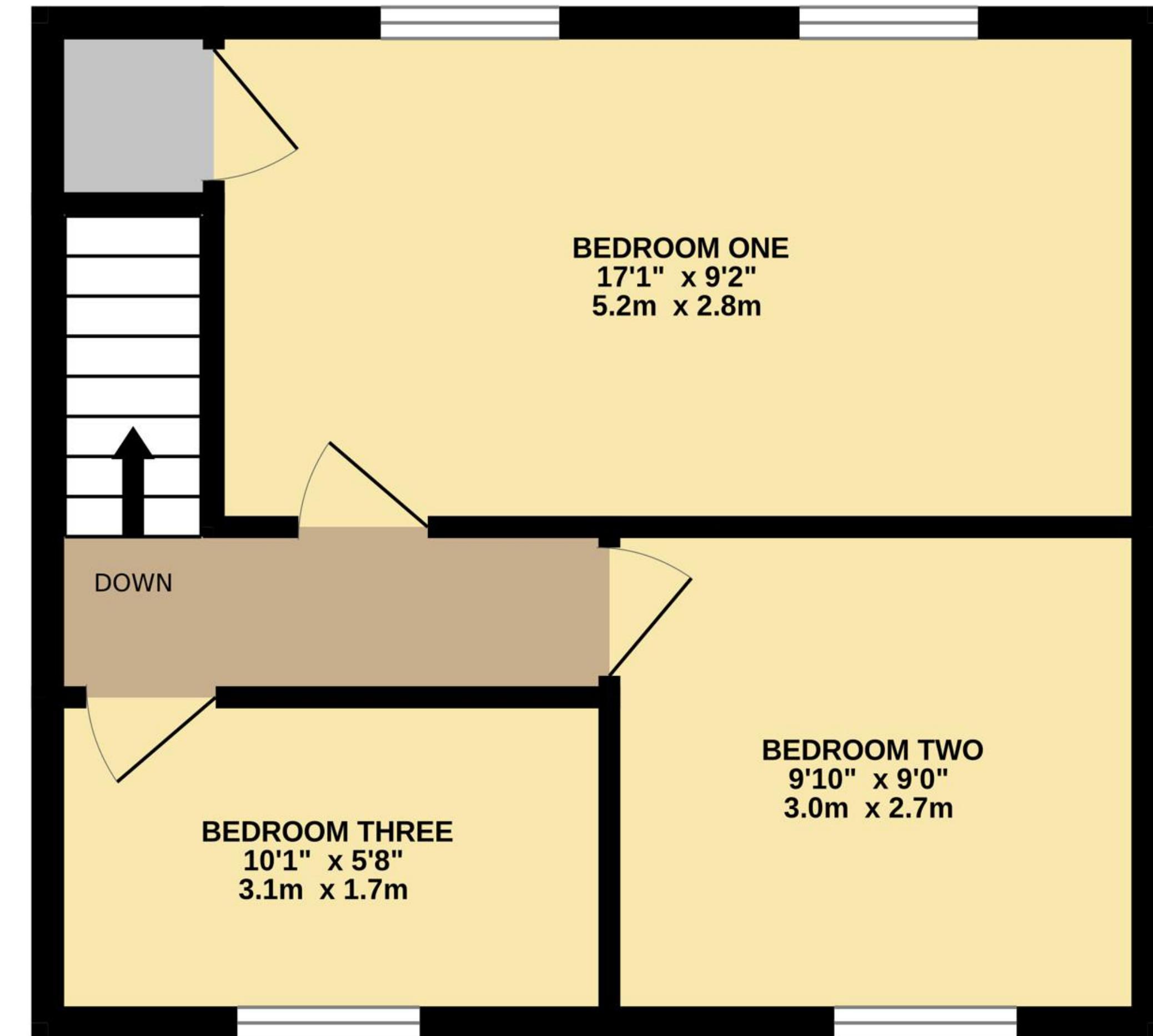
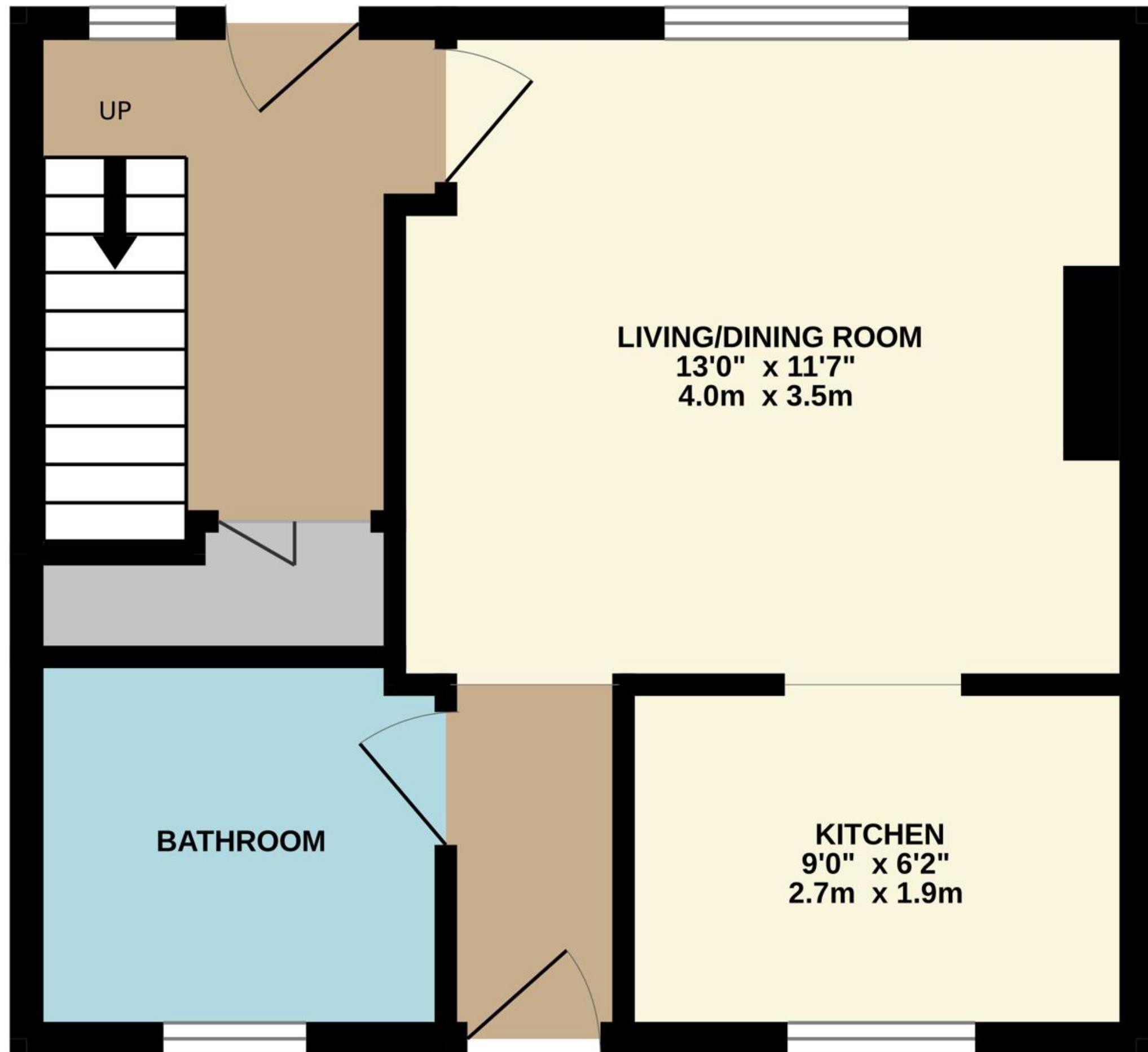
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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