Dragwell

Kegworth, DE74 2EL

John German





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£600,000



The Forge – believed to be one of Kegworth's oldest surviving dwellings – has undergone a remarkable transformation from a near-derelict historic building into a beautifully restored and extended family home.

This historically significant home has featured several times of late in The Leicester Mercury, taken on by D & M Building and Maintenance Services Ltd, who have lovingly breathed new life in to a most glorious building, seamlessly blending original cosy character cottage feelings with contemporary modern fixtures and energy solutions, making the most of vaulted ceilings and open plan spaces, creating something truly magnificent.

This substantial home would suit a wide demographic of potential buyers, notably families (growing or established), professional couples or affluent downsizers.

The scale of works undertaken has left (literally) no stone unturned. The original footprint and historic form of the building remain intact, including its stone frontage, roofline, gable ends and chimney stacks, while an extensive programme of works has included substantial reconstruction and a two-storey rear extension. The Forge has received new electrical and plumbing installations, underfloor heating, a wood-burning stove, heritage-style double-glazed windows and doors, engineered oak herringbone flooring, bespoke kitchen cabinetry with quartz worktops and carefully selected bathroom finishes. The original footprint of the building remains intact, as does the full exterior stone facade, roofline, gable ends and chimney stacks.

Externally, the rear garden has been cleared and tiered providing different levels to entertain on or relax in, making the most of its south and westerly aspects. Indian sandstone provides a paved entertainment area while natural lawn grass and attractive gravelled borders offer a blank canvass opportunity to plant an array of trees, shrubs, perennials and herbs.

The property is located within easy reach of a wide range of local amenities, including Kegworth Primary School, secondary schools in Long Eaton and Loughborough, Loughborough University, Sutton Bonington UON Campus, supermarkets, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1 and A50, regular bus service. East Midlands Parkway Station is approximately 10 minutes away by car and Loughborough Railway Station approximately 15 minutes away, providing direct links to London. East Midlands Airport is only 5 minutes away by car.

Accommodation comprises; four double bedrooms, en-suite, family bathroom, ground floor W.C., utility room, cosy snug lounge with French doors opening onto the patio, and a stunning open plan kitchen/dining/family room which operates as the hub of the home.

Centrally located on a one-way street, The Forge offers on street parking in abundance for residents and visitors alike.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Some images may have been enhanced/altered using AI.
Property construction: Standard
Parking: On street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas (underfloor)
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band TBC
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/12112026

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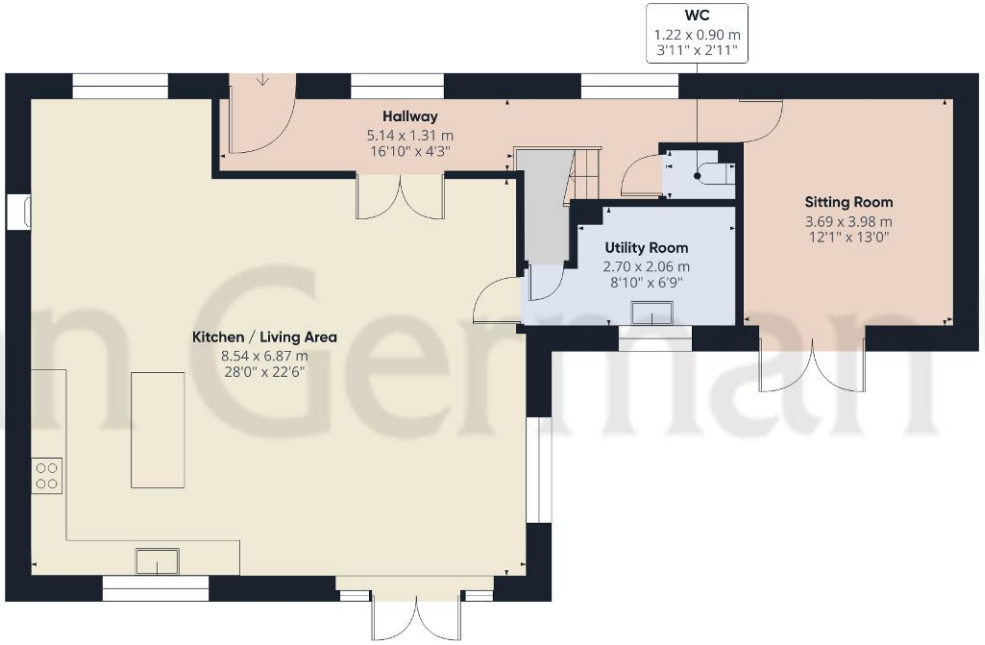

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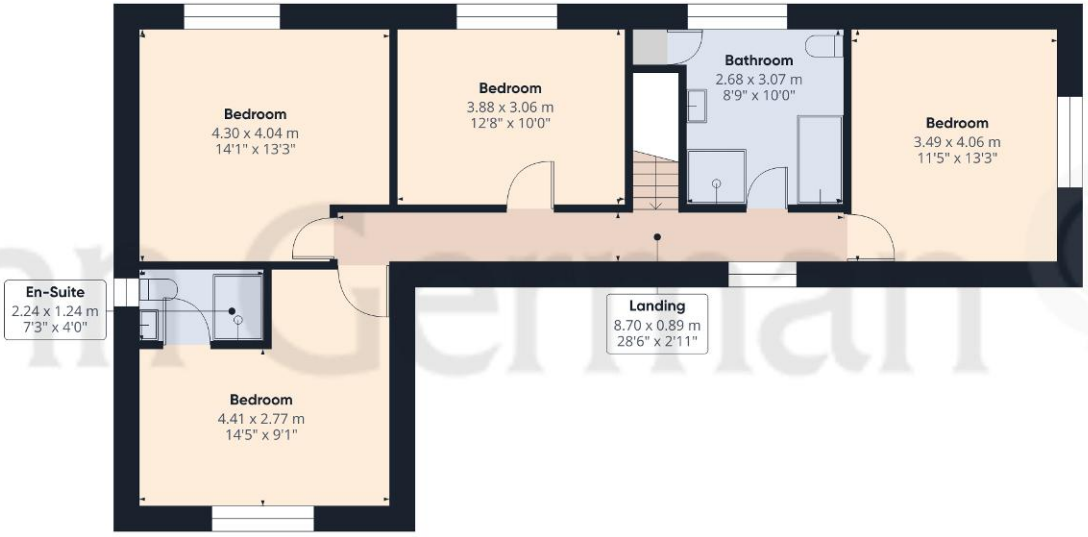

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Ground Floor





Floor 1

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Approximate total area(1)

174.2 m²

1873 ft²

(1) Excluding balconies and terraces

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

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Agents' Notes

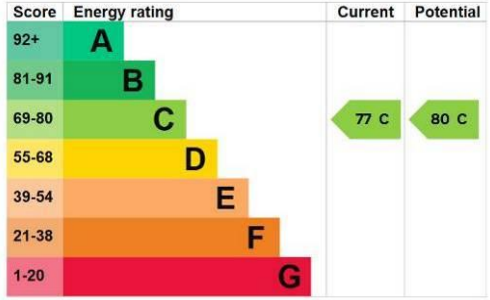
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