



Smiths
your property experts

Whatton Road

Kegworth

- No upward chain
- Modern and upgraded semi-detached bungalow
- Beautiful brand-new kitchen/breakfast room
- Spacious sitting room with direct garden access
- Delightful light-filled breakfast/garden room
- Three good-sized bedrooms and a refitted bathroom
- Set back from the road behind a block-paved driveway
- Generous and private rear gardens and a greenhouse

General Description

Smiths Property Experts offer to market with no upward chain this smart and modernised three-bedroom semi-detached bungalow in a lovely spot in the fully serviced and easily accessible village of Kegworth.

The property sits back from this quiet street behind a generous private driveway and mature front gardens, and has lovely private lawned gardens to the rear. Internally, expect to find beautiful oak doors, a deceptively spacious footprint, and accommodation presented in excellent condition, having undergone an internal renovation for the benefit of the eventual purchaser.





The Property

The property is presented in excellent condition, with brand new hard flooring, carpeting and a full rewire throughout.

All laid across the ground floor and extending to approximately 856 square feet in total. The property benefits from a newly replaced combi-boiler, new radiators and pipework, UPVC double glazing and gas central heating throughout. The central hall leads to three bedrooms (two large doubles and one an ideal office/dressing room), a beautifully refitted four-piece family bathroom.

To the rear of the plan is a lovely main reception room opening onto the private rear gardens behind. In a semi-open-plan style, the brand new kitchen/breakfast room opens off the main sitting room and through to a delightful breakfast/garden room with views across the gardens.

The Outside

Positioned in arguably one of the most highly regarded residential locations in the village, the property stands back from the road behind a block-paved driveway and mature lawned gardens with well-stocked borders.

To the rear are generous level gardens with a high degree of privacy, lawned with secure boundaries. There is a patio terrace to the immediate rear of the main property, a path to the bottom of the gardens, and a useful timber shed and greenhouse.





The Location

The village of Kegworth offers excellent access to East Midlands Airport and the M1/42 motorway, making it ideal for commuters travelling to Nottingham, Derby, Leicester, Loughborough, and even Birmingham. It features a variety of amenities, including shops, pubs, eateries, and a local primary school.

Property Information

EPC Rating: D.

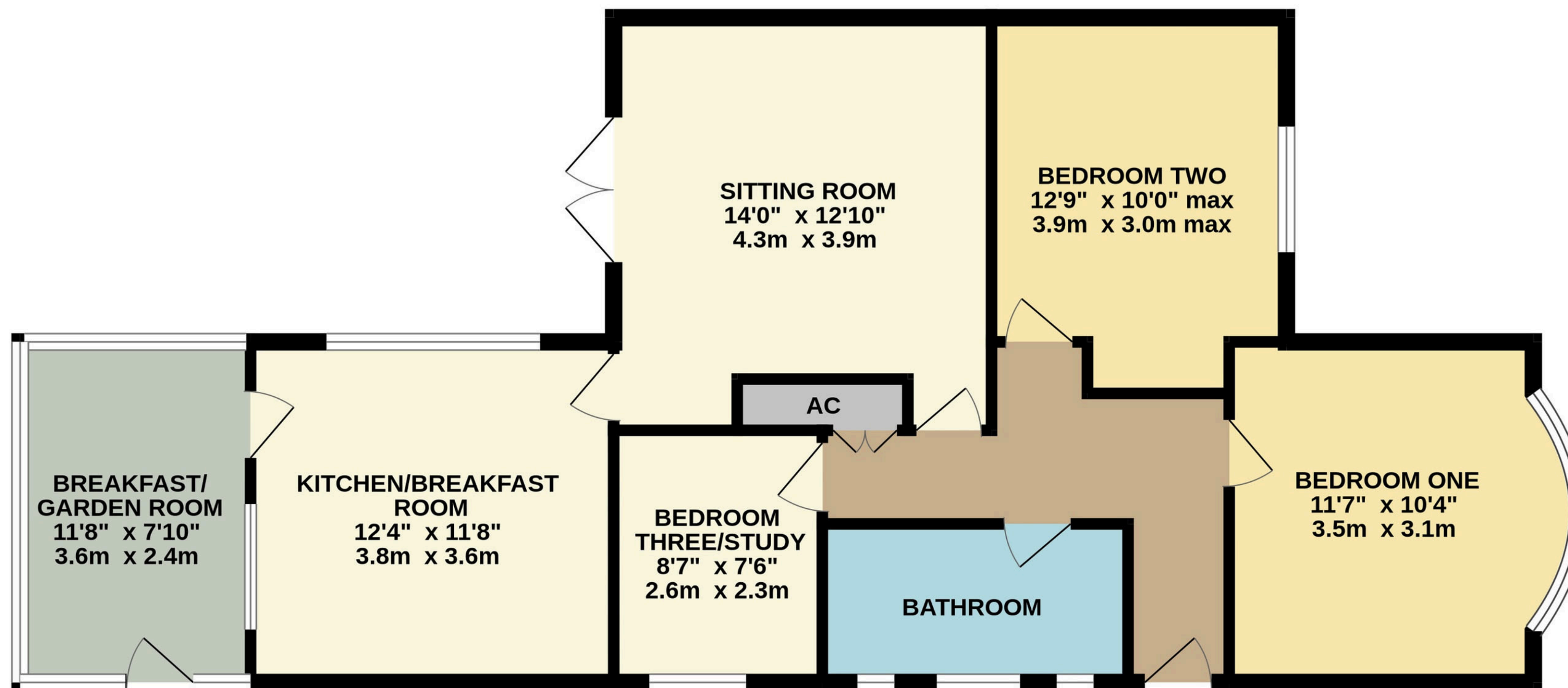
Council Tax Band: C.

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 : 856 sq.ft. (79.5 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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