4 West Bank Mews, Kegworth, DE74 2TX

£545,000

A Rare Find: Charming Former Gardener's Cottage with Victorian Roots.

Tucked away behind electric gates and set back in a private, secluded position off West Bank Mews, this exceptional detached home began life as a gardener's cottage, with origins dating back to mid 1800s. Full of character and history, it has since been thoughtfully finished to a high standard throughout, blending period charm with contemporary comforts.

The heart of the home is a large, well-appointed kitchen, complemented by a separate dining room ideal for entertaining and a separate living room offering a further relaxed reception space. The ground floor also hosts three of the four bedrooms, including the master with its own en-suite dressing room, along with a family bathroom serving the remaining ground floor bedrooms. A staircase off the living room leads to a fourth, generously sized bedroom occupying the upper floor — a wonderful private retreat, ideal as a guest suite or teenager's room.

A versatile garden room provides additional space to suit a variety of uses — home office, gym, or studio — while a garage and driveway offer parking for multiple vehicles.

The property enjoys spacious, well-maintained gardens, offering a wonderful degree of privacy and a genuine sense of seclusion rarely found so close to its surroundings.

The Property

A charming detached former gardener's cottage with Georgian roots dating back to the early 1800s. Set behind electric gates in a private and secluded position, the property combines period character with modern comforts.

Offering four bedrooms, spacious reception rooms, a large kitchen, garden room, garage and generous private gardens, the home provides versatile and well-appointed accommodation in a truly peaceful setting.

Kitchen

Entered via a composite door, the kitchen is fitted with a range of modern low- and high-level cabinets, providing excellent storage. Features include a six-ring Smeg cooker with extractor fan over, Belfast sink with mixer tap and full-length pantry cupboards. Wall-mounted electric heater, double-glazed front elevation windows and ceiling spotlights. Complete with wood laminate flooring. Open doorway leading into the dining room.

Dining Room

Leading from the kitchen, the spacious and bright dining room features a stylish panelled wall, double-glazed window and laminate flooring. Pendant light to ceiling and a traditional-style column radiator. An inviting space, ideal for dining and entertaining.

Living Room

A spacious and welcoming living room with carpeted flooring and gas central heating. The room features a log burner set on a hearth along with attractive ceiling coving. French doors with glazed panels to either side provide access to the garden and allow plenty of natural light to flood the room.

Bedroom 2

A unique and spacious bedroom located above the living room and accessed via a staircase. The room benefits from high ceilings, carpeted flooring, two double-glazed front elevation windows and a central heating radiator. A feature fireplace provides an attractive focal point (not in use).

Inner Hallway

Providing access to family bathroom and bedrooms 1, 3 & 4. With carpeted flooring, gas central heated radiators and spotlights operated by a sensor.

Bedroom 1

A large and impressive master suite arranged across the ground floor and lower-ground level. The main bedroom benefits from carpeted flooring, gas central heating and a large full-sized window overlooking the garden, allowing plenty of natural light into the room. Stairs descend to a spacious dressing room and en-suite area, creating a private master suite.

Dressing Room

Accessed via stairs from the master bedroom on the lower-ground floor, this spacious dressing room is currently utilised as a spare bedroom. The room benefits from fitted wardrobes, providing excellent storage, along with linoleum flooring and a full-column gas central heating radiator. Door providing access to the en-suite with gas powered underfloor heating.
(AI image to show potential as dressing room)

En-Suite

Located on the lower-ground floor and accessed from the dressing room, the en-suite comprises a shower tray with glazed screen and mains-fed chrome rainfall shower with separate handheld attachment and wall-mounted controls. Further features include a WC and wall-hung vanity unit with inset wash hand basin and mixer tap. Finished with practical linoleum flooring and complementary fittings. With gas powered underfloor heating.

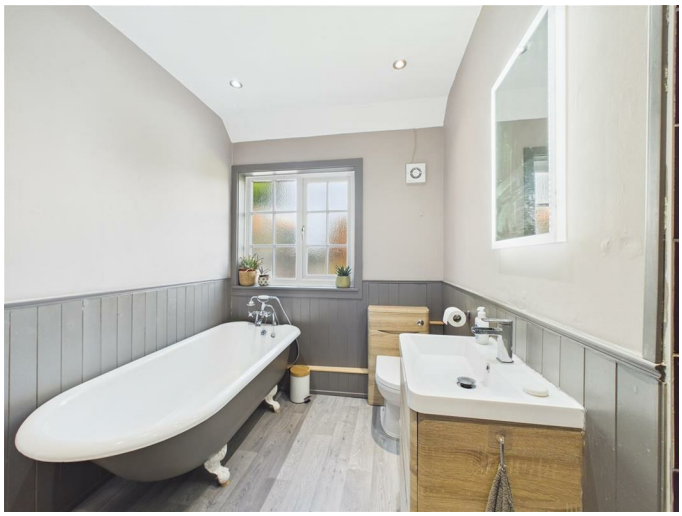
Bedroom 3

A double bedroom with carpeted flooring, gas central heating and a double-glazed window overlooking the garden. The room is currently furnished with bunk beds, cleverly utilising the available space and creating room beneath for a television and seating area. A flexible space that could be adapted to suit a variety of needs.

Bedroom 4

A well-presented bedroom featuring carpeted flooring, gas central heating and a double-glazed window overlooking the garden.

Family Bathroom



A stylish and spacious family bathroom with practical linoleum flooring and part-panelled walls. The four-piece suite comprises a traditional roll-top claw-foot bath, vanity wash hand basin, WC and separate fully tiled shower enclosure. Further features include a contemporary illuminated mirror and frosted double-glazed window, providing natural light whilst maintaining privacy.

Garden & Outdoors

A generous lawned garden extending the full length of the property, offering an excellent outdoor space for relaxing and entertaining. A flagstoned patio area sits beneath a pergola with side panels, creating a sheltered seating and entertaining area. The property also benefits from a brick driveway and pathway running around the property.

A particularly appealing feature is the separate garden room, complete with power and offering a versatile additional space that could be used for entertaining, a second living room, home office, gym or hobby room.

Driveway & Garage

The property is approached via a brick driveway, enclosed by electric security gates with separate pedestrian and vehicle access, providing both privacy and security. The driveway leads to a large garage with up-and-over door.

The garage also houses a useful kitchenette/utility area, currently utilised by the owners as a dedicated utility space, with provision for both a washing machine and tumble dryer. This area offers excellent additional storage and practical utility space.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

Legal Requirements - Utilities

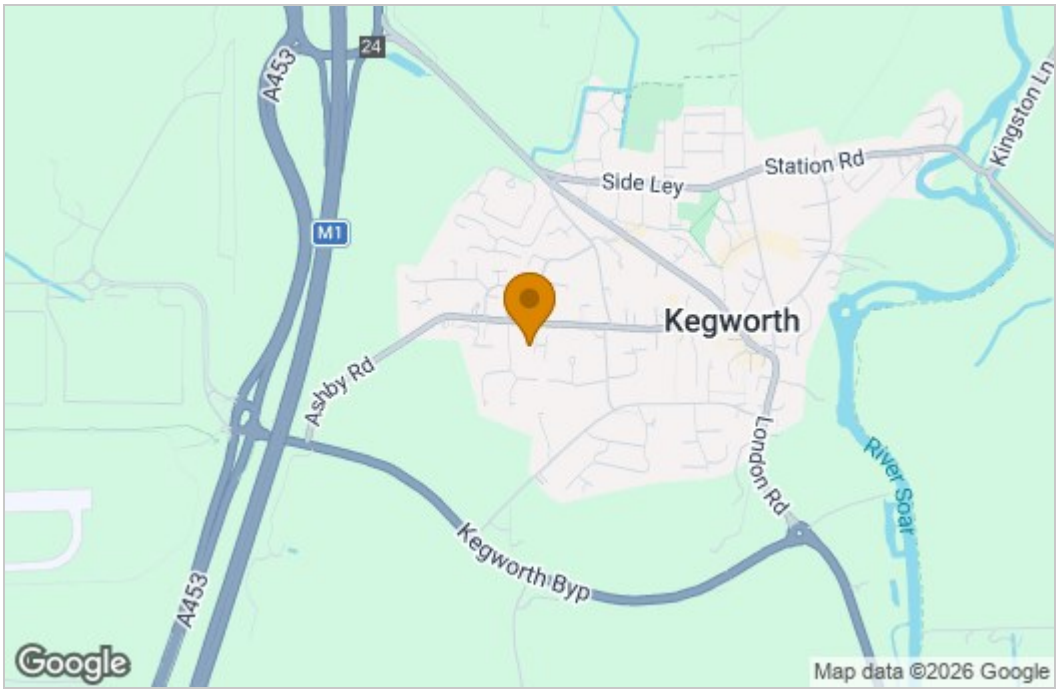
Water - Mains
Electricity - Mains Supply
Sewerage - Mains
Heating - Gas Mains & Electric Wall Heater
Internet connection - Cable
Internet Speed - Ultrafast 1800 Mbps 220 Mbps
Mobile Coverage - EE-85% -Three-UK-76% - O2-76% - Vodafone_71%

Legal Requirements

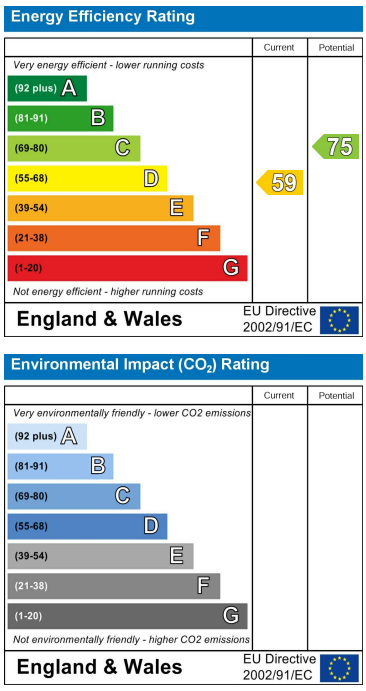
Council: North West Leicestershire
Council Tax Band: F
Parking: Driveway & Garage
Issues with potential impact:
Leasehold/Freehold: Freehold

Floor Plan

Area Map



Energy Efficiency Graph



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