



Smiths  
your property experts



# Packington Hill

## Kegworth

- No upward chain
- Beautifully renovated double-fronted cottage
- Light and modern living space with period features
- Three double bedrooms and a contemporary bathroom
- Spacious open-plan kitchen, living, and dining area
- Separate snug with an open period fireplace
- Lovely light-filled garden room with underfloor heating
- Generous and private west-facing landscaped rear gardens

## General Description

Smiths Property Experts offer to market, with no upward chain, this beautifully renovated double-fronted cottage occupying an elevated position with beautiful private gardens to the rear. The property is presented in lovely, modernised condition and boasts a mix of light, modern living space with period features and character throughout. Of note is the beautiful open-plan living space featuring a high-specification shaker-style kitchen with skylights.

Situated on a quiet and pretty street in the heart of the fully serviced and easily accessible village of Kegworth. The property stands behind well-stocked front borders with private west-facing lawned gardens to the rear.











## The Property

Internally, the property is presented in excellent condition, benefiting from considerable upgrading and previous extension work. There is a seamless blend of modern living and period features throughout.

The floor area measures approximately 1,156 square feet, with accommodation laid across two floors. Upstairs, you will find three double bedrooms and an updated family bathroom. Downstairs, the entrance hall leads to a snug on the right-hand side with an open fire, and on the left is a beautiful 'L-shaped' open-plan kitchen, dining, and living room with a gas stove. There is also a lovely, insulated garden room to the rear with underfloor heating and direct garden access. Expect to find original timber beams and joinery, period fireplaces, and stunning period cabinetry. The interiors are timeless, and there is beautiful, Italian limestone flooring in both the 'living' kitchen and bathroom.

## The Outside

Positioned in the heart of the village, the cottage stands prominently and is elevated back from the road. To the rear are beautiful west-facing landscaped gardens. There are two spacious terraces, one immediately to the rear of the main house and a further patio to the top of the gardens. Well-stocked and mature borders line the central lawn, and there is a useful brick-built outbuilding and store with power, which has conversion or annexe potential (subject to the necessary planning permissions) to the rear. The property also has a useful outdoor hot tap.











## 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

Awaiting EPC.

Tenure: Freehold. Council Tax Band: C.

Local Authority:

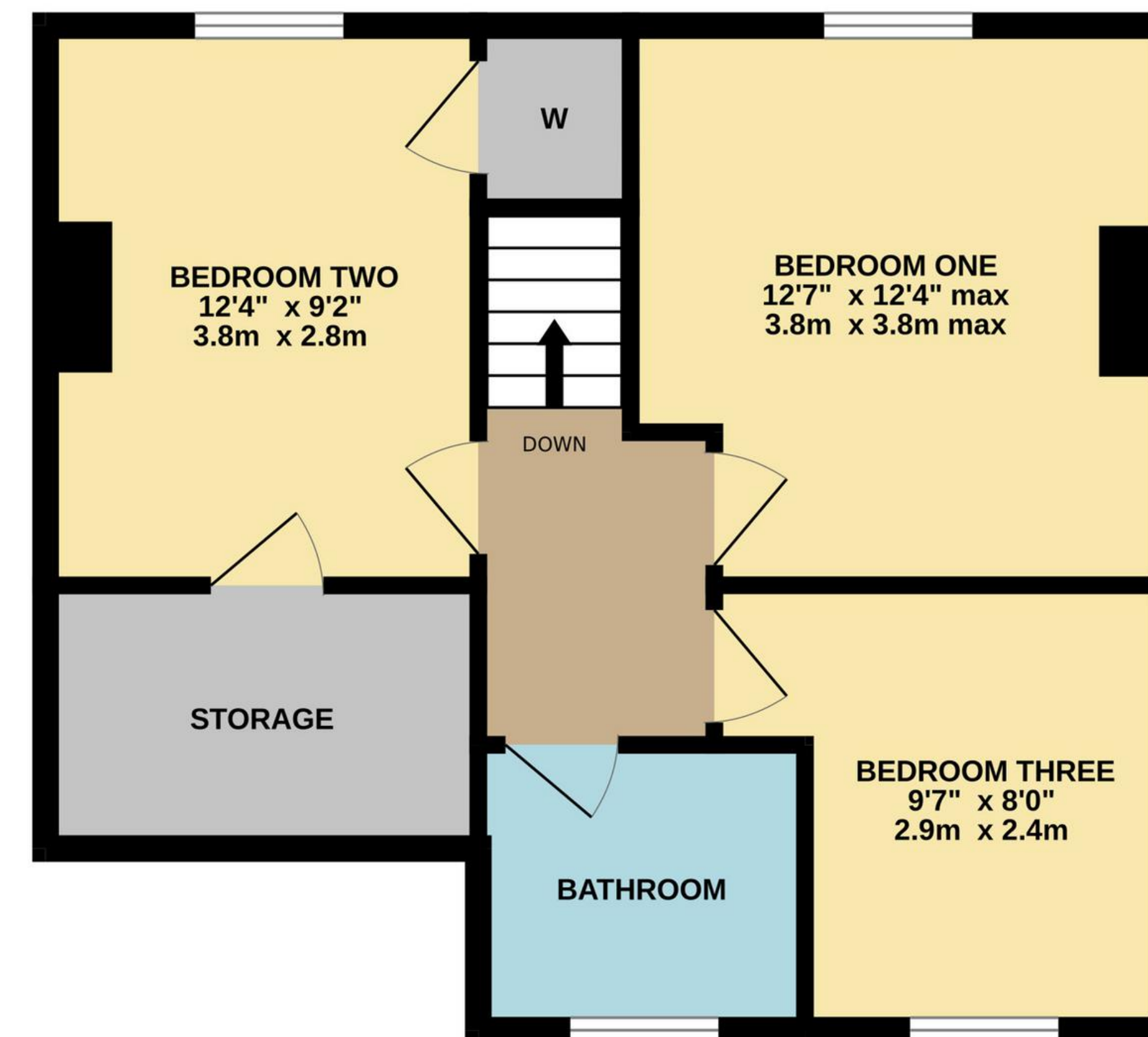
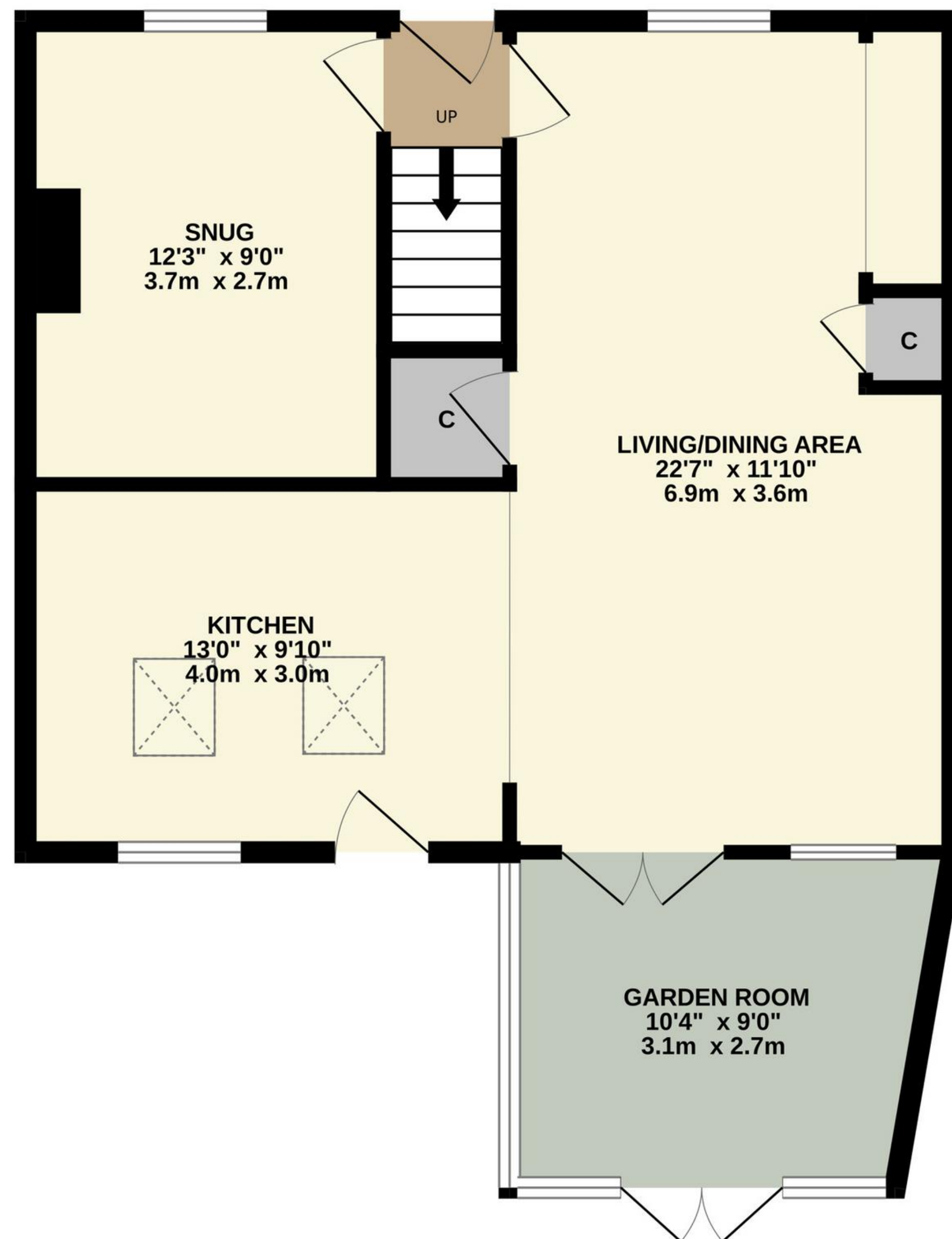
North West Leicestershire District Council.

## 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 : 1156 sq.ft. (107.4 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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