



Smiths
your property experts

Mill Lane

Kegworth

- Recently improved and upgraded family home
- Walking distance of the village centre
- Three double bedrooms and two bathrooms
- Modern kitchen/breakfast room
- Two reception rooms including a conservatory
- Private driveway with parking for two vehicles
- West facing and private rear gardens
- Peaceful location close to countryside walks

General Description

Smiths Property Experts offer to the market this recently improved and upgraded three double bedroomed family home in a peaceful residential location in the heart of the fully serviced village of Kegworth. The property benefits from a recent internal makeover, including a completely new bathroom, redecoration, and partial plumbing, flooring, and electrical upgrades over the past three months.

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 offers generous and spacious internal living space extending to approximately 1,100 square feet and laid across two floors, making it exceptional value for money. Expect to find upgraded interiors that comprise, in brief, an entrance hall, a 16' square sitting room, a fully fitted kitchen/breakfast room, and a sun-drenched conservatory ideal for dining, a playroom, or further sitting room space. There is also a utility room and a useful downstairs shower room. The current owners have significantly improved the first floor. The spacious landing is home to a study space. There are three double bedrooms and a beautifully refitted modern bathroom.

The Outside

Outside, the property is set in a peaceful location with countryside walks on the doorstep. The village centre, with its full host of amenities, is around a 5-minute walk. Set back from the lane behind a private block paved driveway, there is off-road parking for two vehicles. The side return is secure and leads to the rear gardens. A particular feature of the property is the West facing rear garden, which benefits from a high degree of privacy. A seating terrace to the immediate rear of the house leads to a central lawn with a pond and stocked beds, and there is a path to the left-hand side leading down the plot, where you will find a timber shed and greenhouse.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: B.

Local Authority: North West Leicestershire District Council.

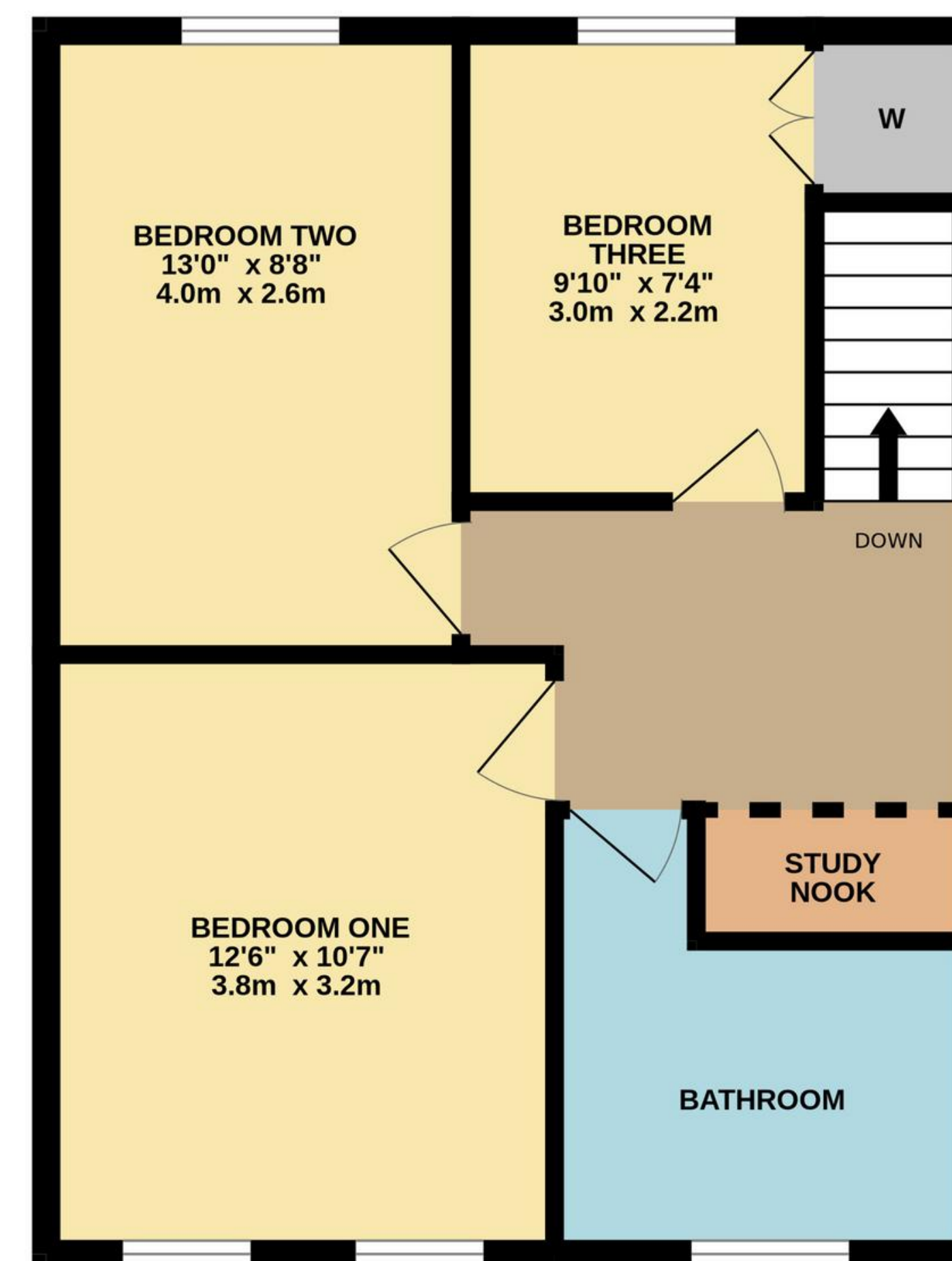
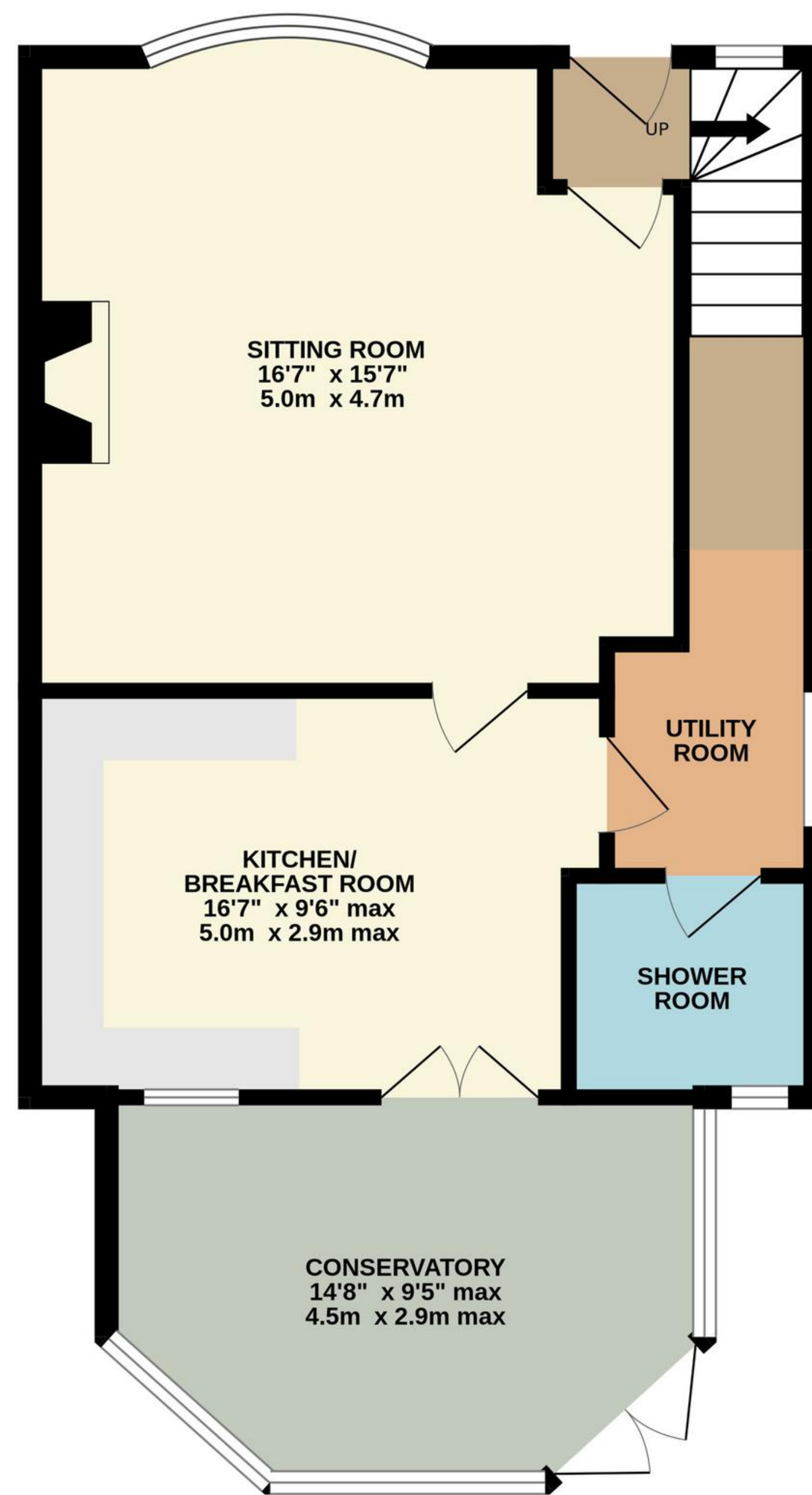
Important Information

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.

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 : 1105 sq.ft. (102.7 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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