

Holders

A Modern Estate Agent



31 London Road, Kegworth, DE74 2EU

Asking price £425,000

Holders Estate Agents are delighted to bring to market with no UPWARD CHAIN this substantial grade II Listed semi detached home. The property has been sympathetically renovated and modernised throughout all whilst still keeping the period charm. In brief the property offers four double bedrooms, three reception rooms, family kitchen as well as an oversized single garage, off road parking for two vehicles and a good sized mature private rear garden. Situated in Kegworth the property is presented in turn key condition ready for the new owners to enjoy, it is centrally positioned in the village within walking distance of all the amenities.

Summary

Occupying a prominent position within the sought-after village of Kegworth, this exceptional period home has been comprehensively renovated from the ground up, transforming what was once a derelict building into a beautifully appointed family residence. Combining exposed beamed ceilings and an abundance of original character with high-quality contemporary finishes, the property offers the perfect balance of heritage charm and modern comfort.

Every aspect of the home has been thoughtfully restored, with extensive improvements including entirely new plumbing and electrical systems, new walls and flooring throughout, stylish new bathrooms and the installation of attractive log-burning stoves, creating a home that is as practical as it is characterful.

A welcoming entrance porch leads into a superbly arranged ground floor, where two elegant reception rooms provide flexible spaces for both relaxing and entertaining, complemented by an open plan kitchen diner which is ideal for family gatherings.

At the heart of the home is a beautifully designed kitchen, fitted with an impressive range of sage green shaker-style units that sit perfectly alongside the property's exposed beams, creating a timeless yet contemporary aesthetic. A convenient ground floor WC completes the accommodation on this level.

The first floor offers three generously proportioned bedrooms alongside a luxurious family bathroom featuring both a bath and separate shower. The second floor is dedicated to an impressive principal bedroom suite, providing a peaceful retreat complete with its own bathroom and useful storage, offering an ideal level of privacy away from the rest of the home.

Extending to approximately 1,775 sq ft, the property provides spacious and versatile accommodation arranged across three floors, perfectly suited to modern family living while retaining the warmth and individuality expected from a period home.

Situated in the heart of Kegworth, the property is within easy reach of the village's excellent range of shops, cafés, pubs and well-regarded schools, while enjoying superb access to the M1, A50, East Midlands Airport and nearby rail links. Having undergone an outstanding programme of

renovation to an exceptional standard, this remarkable home is ready to be enjoyed for many years to come.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Holders
 London Road

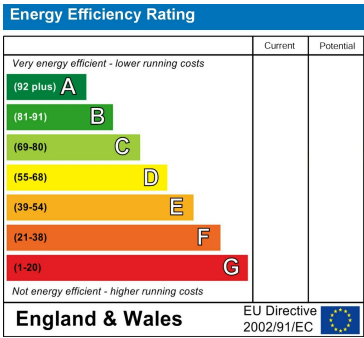


Approximate Size: 1775 sq.ft

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.