

Mill Lane

Kegworth, Derby, DE74 2GD

John  
German





# Mill Lane

Kegworth, Derby, DE74 2GD

£530,000

A historic and versatile home set adjacent to open fields yet is close to the village amenities. Spacious in size being complemented by a 1/2 bedroom annex wing and a further detached 1 bedroom annex ideal for a dependant relative or AirBnB.



Millstone Cottage has a long history and in parts is approximately 300 years old or thereabouts, having previously been a cotton mill, an iron forge, a plaster wharf and a wicker basket manufacturer. One of the original mill stones still resides in the garden as a nod to its interesting past.

The property provides a spacious and flexible living space ideal for a larger family or for buyers seeking an independent annex for a dependant relative. There is also excellent for income with Reed Bed House offering potential as a rental property or Air BnB.

The property is set back behind Mill Lane behind large expansive green common land. A shared private driveway leads you to the rear where there is a gated and secure off road parking area. Step inside the property where the main hallway provides access to the main dwelling and the annex wing to your right that offers independent living space for a teenager or relative.

The principal family living room is a fabulous size and has at its focal point a warming feature fireplace with log burning stove. Sliding patio doors lead you out onto the decked covered rear verandah.

The kitchen has ample space for a family breakfast table, base and wall cabinets wrap around the room and there is also an unusual feature and benefit of exposed brick built chimney breast with a raised inset log burning stove. Practical tiled floor runs underfoot and there are decorative beams to the ceiling. Leading off the kitchen is a useful utility room. Both the utility and kitchen provide access out onto the rear decked verandah.

There are three excellent double bedrooms set within the main living space with the master having an extensive range of bespoke fitted wardrobes running along one wall with fitted drawers set beneath twin windows which overlook the common land. It has its own private en suite shower room.

The remaining bedrooms have the use of a fully tiled family bathroom with panelled bath having a shower mixer tap, WC and double vanity cupboard with inset sink.

#### **Annex Wing**

This wing could form part of the main dwelling if required but does provide an excellent independent living space. It has two bedrooms with two en suite shower rooms (one could be a sitting room) and a well proportioned kitchen diner with feature skylight. The annex wing has the benefit of its own entrance door leading out onto the rear.

#### **Reed Bed House**

This detached dwelling offers an excellent opportunity for a rental investment property or as an Air BnB subject to the necessary tweaks. It offers an open plan lounge diner, double bedroom, shower room and a fitted kitchen with integral appliances.

The rear gardens enjoy lots of sunshine due to the aspect of the property and have been landscaped for ease of maintenance including stone chipped borders. There is a feature almost full width covered timber decked verandah perfect for entertaining. An excellent feature is a detached workshop set to the rear ideal for a variety of uses.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/27062022

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band TBC

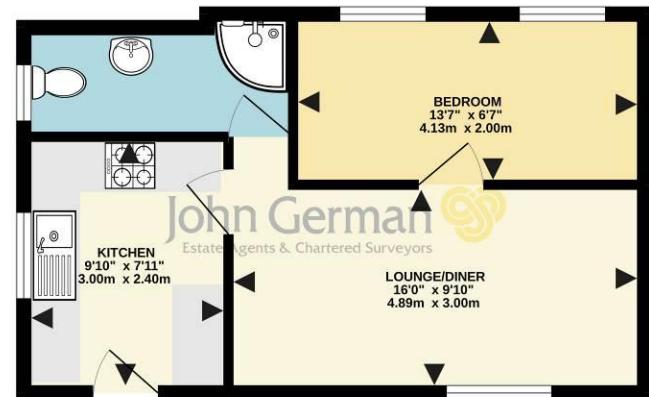
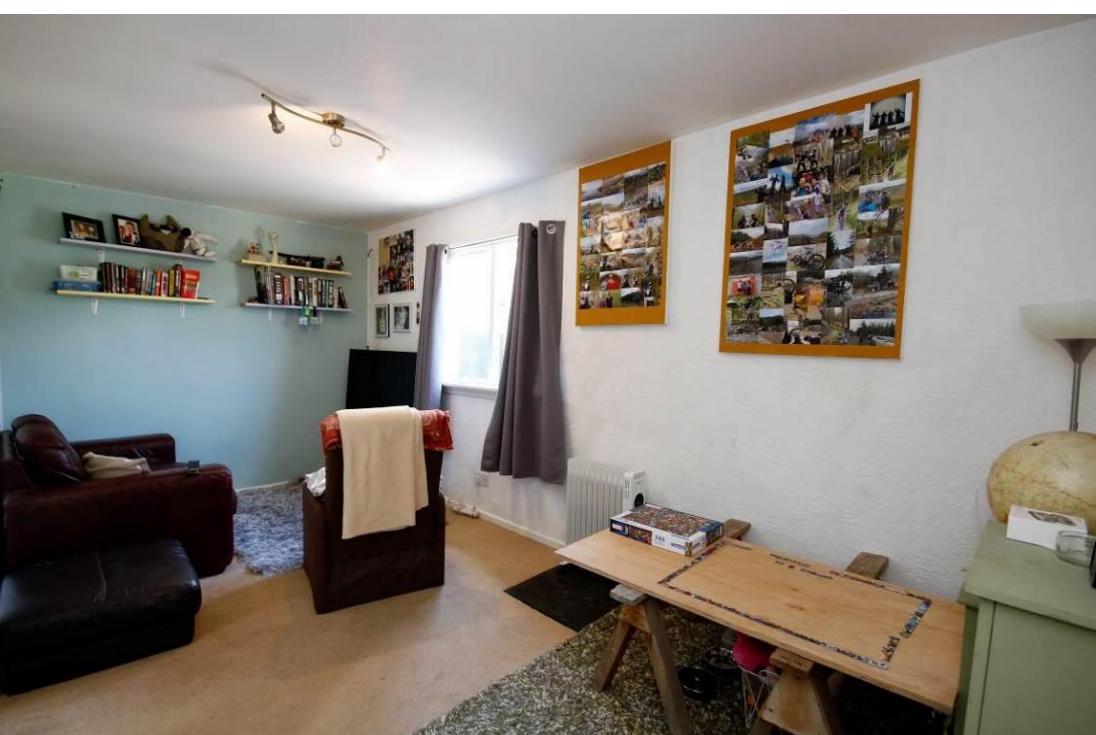






Reed Bed House

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 floorplan is for guidance only and has not been tested and no guarantee as to their operability or efficiency can be given.  
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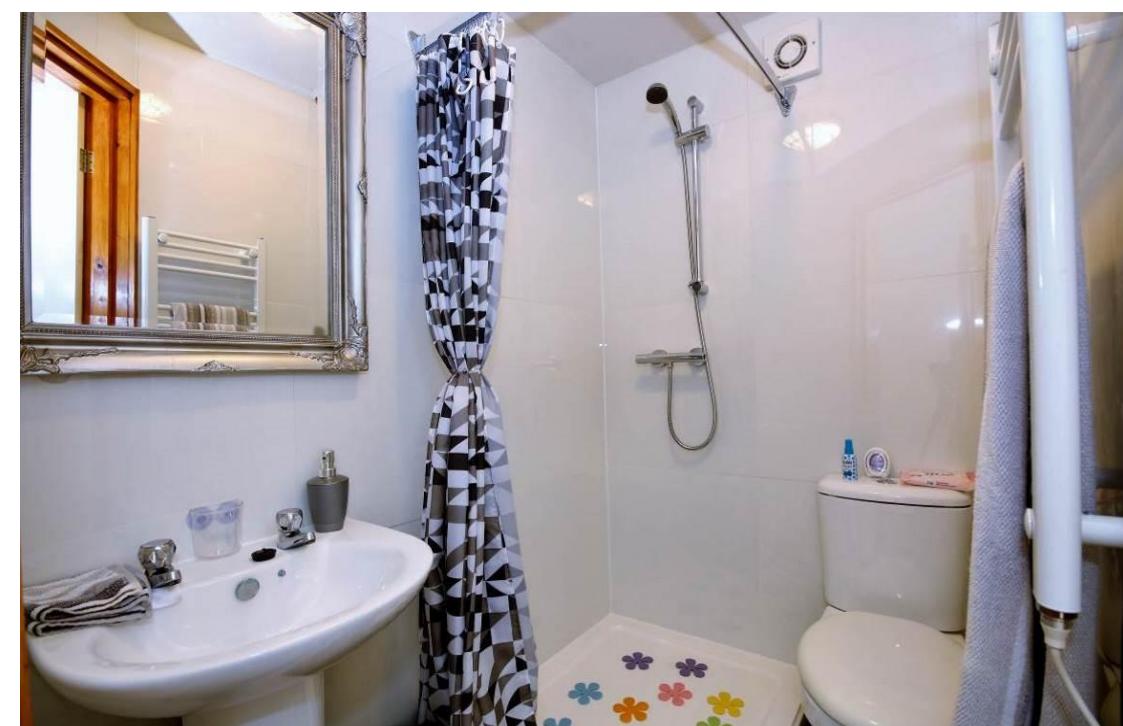
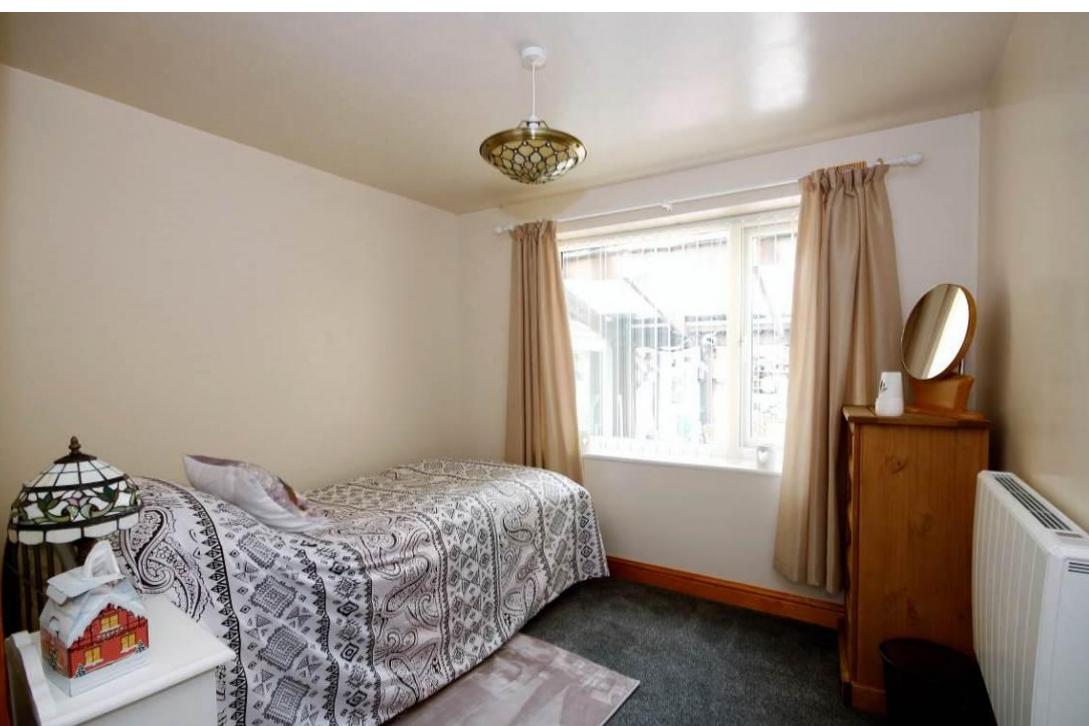
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Annex Photos







#### Agents' Notes

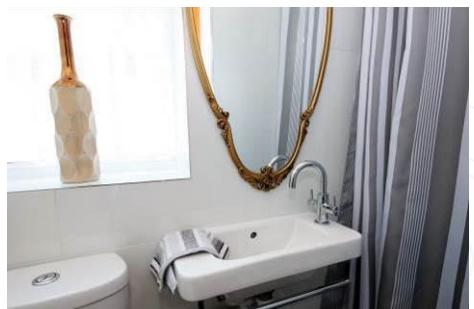
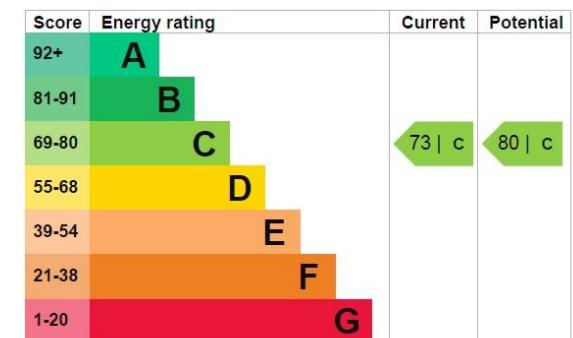
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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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