

# Kegworth Lane

Long Whatton, Loughborough, LE12 5BB

John German









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£575,000

A superbly appointed and supremely spacious contemporary home in the barn style enjoying a delightful part walled garden in a central position within this historic village with excellent access to Junction 24 for the M1, A50, East Midlands Airport and Nottingham.





This superb property has a recessed porch with double glazed entrance door giving immediate access to a very attractive reception hall having loft access and a contemporary fitted cloakroom/WC.

The breakfast kitchen has been stylishly refitted in a range of high quality contemporary wall and base units surmounted by attractive quartz worktops with matching upstands and has an integrated sink with chrome mixer tap having a built-in water filter. There are a range of integral excellent quality Neff appliances including an electric induction hob with extractor hood over, eye level 'hide and slide' double oven and microwave, automatic washing machine/dryer and dishwasher plus a full sized larger fridge and a separate larger freezer. There are additional slide out pantry units, deep drawers, worktop lighting, LED ceiling lights and a door leading to the attractive rear garden. The kitchen and breakfast area benefit from quality Kamdean flooring and brushed chrome power points incorporating USB chargers.

Off the hallway is a very spacious front to rear lounge with feature fireplace and surround having inset living flame gas fire, a front facing window and wide double glazed patio doors opening onto the attractive garden.

A separate dining room lies to the front with quality laminate flooring.

The hall continues around to a corridor off which is a useful built in cupboard housing the gas fired boiler in addition to an airing cupboard which has the hot water cylinder.

The master bedroom has patio doors also giving access to the attractive garden and a range of fitted drawer units to one wall. It has the benefit of a fitted dressing room or study and a luxury contemporary fitted ensuite shower room.

There are two further excellent double bedrooms and a fourth smaller double bedroom, two of which have superb built-in storage. These are served by a luxury refitted bathroom which has the benefit of under floor heating and comes equipped with a centre fill bath in tiled surround, separate tiled shower with thermostatic unit and glazed enclosure, a low-level WC and wash hand basin with illuminated mirror over. There are fully tiled floors and walls plus LED lighting.

The property is accessed off Kegworth Lane set behind an attractive boundary wall and entry into a spacious block paved courtyard area with parking for several vehicles and access to the brick double garage.

The part walled rear garden has been attractively landscaped and designed with a spacious paved patio area to the centre. A further patio leads off the kitchen with a glazed verandah over plus a circular lawn with inset paving and well stocked herbaceous and ornamental borders. In addition, there is a screened soft fruit and vegetable area with a timber garden shed. There is also exterior lighting, power points and a tap.

**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. Broadband services are available.

**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)

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band F **Our Ref:** JGA/02082022









Approximate total area<sup>(1)</sup>

1644.37 ft<sup>2</sup>

152.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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