

The Osiers, Mill Lane

Kegworth, DE74 2GD

John
German







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Offers in excess of £795,000

Nestled in this exclusive development of just 10 properties and enjoying a choice plot of approximately 0.6 acres, this highly desirable and generously proportioned family home is a must see.

The village of Kegworth is positioned on the Leicestershire/Nottinghamshire border, ideally located for commuter links with the M1, A50 and A42 within easy reach, providing excellent transport links to Nottingham, Leicester and Derby as well as the university town of Loughborough which is under 7 miles away. East Midlands airport is also within easy reach, with a regular bus service from the village.

The Osiers is an exclusive development built in 1995 and consisting of just 10 properties. Positioned on the edge of the village, it is flanked to the East by the Weir.

Having been in residence since it was new, the present owners have extended and refurbished the property over the years, now having a large kitchen/diner, a dedicated home office and five well proportioned bedrooms, two of which have en suites.

The downstairs layout is ideally suited to modern family living, with the spacious hallway having doors leading off to the downstairs cloakroom, office, kitchen/diner and double doors opening to the lounge.

Having dual aspect with windows to the front and patio doors to the rear, the lounge also features an impressive inglenook fireplace with exposed brickwork, flanked with two further windows.

What once were two separate rooms have been combined to create the kitchen/diner. Having an extensive array of both wall and base level storage units, work surface and a host of integrated appliances including a dishwasher, fridge/freezer and Stoves range cooker with overhead extractor. The inset Belfast style sink is positioned beneath the window to the rear and an island providing further storage and a breakfast bar.

Forming part of the extension, the second reception room is a bright and inviting space, with a feature window above the patio doors, offering excellent views out over the rear garden.

Completing the ground floor is the sizeable utility room, with further base level storage and work surface, undercounter appliance space, tiled splashbacks and gas central heating boiler. There is also an additional cloakroom/WC. From here, a door gives access out to the side of the property.

Heading up the glazed oak staircase, the generous proportions continue, with the landing having doors providing access to the five bedrooms and family bathroom.

Having been created by the addition of the side extension, the principal suite is an excellent double featuring dual aspect windows, a range of built in storage and access to its own en suite bathroom, spacious enough to include both a freestanding bath and walk in shower enclosure along with a WC, hand wash basin and two chrome heated towel rails.

Bedroom two is another fantastic double, again having integrated storage and the benefit of its own en suite, smartly presented in a contemporary style, having a walk in shower cubicle, vanity hand wash basin, low level WC and part tiling to the walls.

The three remaining bedrooms all have use of their own integrated storage with two doubles, and one very good single further highlighting the suitability of the property for families.

Serving the remaining bedrooms, the family bathroom has a wet room style shower, with wall mounted control and ceiling mounted soaker head, tiled surrounds, twin sink with vanity unit beneath, low level WC and chrome heated towel rail.

Externally, the property enjoys a mature setting, with the established south-facing rear garden having two distinct patio areas as well as a lawn, plenty of space for entertaining guests, with a central raised bed offering a focal point. There is gated side access and the detached double garage has a personal door from the garden.

The frontage offers parking for multiple vehicles, with the property enjoying a large and mature plot extending to approximately 0.6 acres. Hosting a variety of plants, shrubs and trees, this idyllic setting is complimented by the subtle sound of the weir found at the end of The Osiers.

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

www.nwleics.gov.uk

Our Ref: JGA/29032023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band G

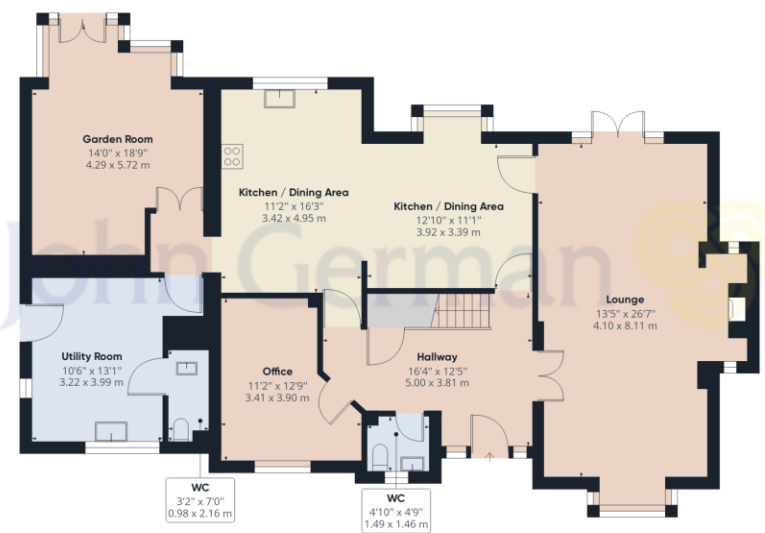




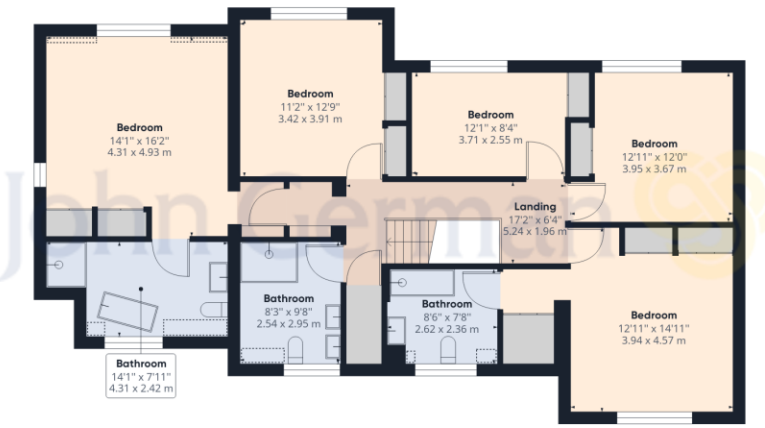








Ground Floor



Floor 1

Approximate total area⁽¹⁾
2746.47 ft²
255.16 m²

Reduced headroom
19.06 ft²
1.77 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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



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		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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