

Alexanders



The Cedars

London Road, Kegworth



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- No upward chain
- An imposing Grade II Listed Georgian home
- Floor area of circa 3,400 sq ft
- Sympathetically modernised living space
- Open-plan family kitchen and separate utility room
- Five generous double bedrooms
- Two reception rooms and a home office
- Newly constructed detached double garage
- Private gardens laid to lawn

General Description

An impressive late Georgian residence occupied by the poet Thomas Moore in the early 19th Century. The property is available to the market with no upward chain and has been sympathetically modernised with new fully integrated high end kitchen and bathroom suites.

The Cedars is a Grade II listed family residence boasting grandeur and a wealth of character throughout dating from the late Georgian period. The property has undergone a substantial renovation programme and offers, light, bright and modern living spaces laid across three floors with a combined 3400 sq ft of Gross Floor Area.

Externally the property affords private rear gardens laid to lawn, York stone patio and mature flower beds. Parking via a newly formed driveway access to a double width block paved driveway and detached double garage (newly constructed) to the rear of the gardens.

An internal inspection is essential to appreciate this exceptional property. Part exchange available. Viewing via the sole selling agent Alexanders Loughborough (01509) 861222. Virtual viewing available.

Situation

The village of Kegworth boasts a range of local amenities and has been transformed with recently by-passed road diverting traffic from the M1 motorway. Transport links are excellent with access to the M1 and M42 motorways within 2 miles, and East Midlands airport situated within 3 miles.



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The Cedars boasts 3400 sq ft of internal floor area laid across three floors with the addition of a cellar. An impressive entrance hall with original front door and flagstone flooring leads to two formal reception rooms (both with secondary glazed sash windows and feature fireplaces), a utility room and to the rear an impressive refitted family living kitchen space that in turn opens onto the rear gardens. There is also a w.c. The first floor landing leads to three double bedrooms, a five piece bathroom and a newly fitted four piece bathroom, and there are original stairs leading to two further double bedrooms and an office and large store on the second floor.

Room Dimensions

Family Living Kitchen

Utility Room 11'2 x 8'3

Sitting Room 15'11 x 14'2

Lounge 14'11 x 14'

Bedroom One 20'3 max x 17'1 max

Bedroom Three 15'2 x 14'2

Bathroom 11' x 9'5

Bedroom Five 13'7 x 10'10

Bathroom 8' x 8'

Bedroom Two 15'10 x 15'6

Bedroom Four 14'7 x 13'4

Office/Bedroom Six 14'6 x 8'9

Store 8' x 6'6

Cellar 13'4 x 12' max

Tenure

Freehold.

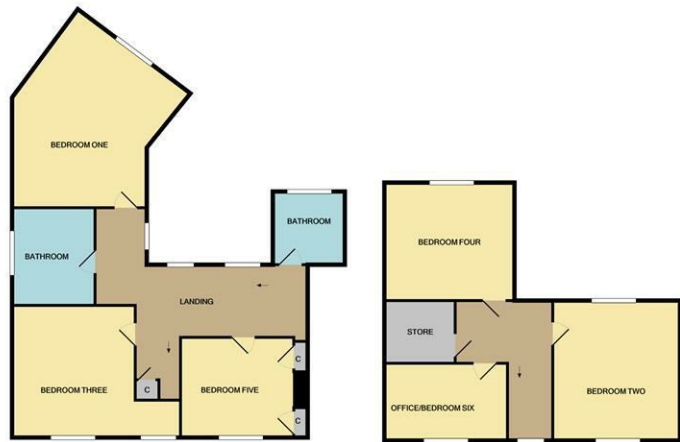
Local Authority

North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville, Leicestershire, LE67 3FJ (Tel: 01530 454545). Council Tax Band F.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.





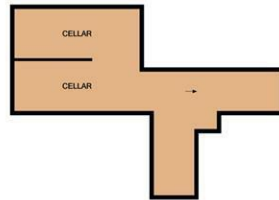
1ST FLOOR
APPROX. FLOOR
AREA 1116 SQ FT
(103.9 SQ M)

2ND FLOOR
APPROX. FLOOR
AREA 724 SQ FT
(67.3 SQ M)



GROUND FLOOR
APPROX. FLOOR
AREA 1210 SQ FT
(112.4 SQ M)

TOTAL APPROX. FLOOR AREA 3358 SQ FT (312.0 SQ M)
WHERE EVERY EFFORT HAS BEEN MADE TO SHOW THE ACCURACY OF THE FIGURES INDICATED, THE RESPONSIBILITY OF THESE FIGURES, MEASUREMENTS AND ANY OTHER TERMS AND APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, OMISSIONS, OR MISSTATEMENTS. THE BUYER IS ADVISED TO VERIFY ALL INFORMATION BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS AGENT'S EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.



BASEMENT LEVEL
APPROX. FLOOR
AREA 308 SQ FT
(28.6 SQ M)



Viewing by appointment only

Alexanders

12 The Green
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LE65 1JU

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Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.