



ASHBY ROAD, KEGWORTH, DERBY

OFFERS IN EXCESS OF: £600,000

5 BEDROOM | 3 BATHROOM | 3 RECEPTION



WELCOME TO ASHBY ROAD

MOST SPACIOUS DETACHED FAMILY HOME - A truly immaculate and most attractive five-bedroom detached residence, offering considerable style and character and occupying a private position within an exclusive development of just two high-quality homes. Built in 2010 to a high specification, the property provides approximately 2,700 sq ft of spacious and well-proportioned accommodation. It has been thoughtfully presented throughout in a tasteful, neutral style and has been immaculately maintained by the current vendor.

In brief, the accommodation comprises: entrance hallway, downstairs wc, sitting room, dining room, study, utility room and a beautifully appointed kitchen, featuring a gas-fired Aga and dining island. To the first floor, a spacious landing leads to five double bedrooms, two of which benefit from en-suite facilities, together with a well-appointed five-piece family bathroom. The particularly generous primary bedroom suite also enjoys a semi-vaulted ceiling and its own en-suite shower room.

Outside, the property is approached via a generous block-paved driveway providing access to the double integral garage. The delightful south-east-facing landscaped gardens feature a paved patio and beautifully shaped lawns, creating an attractive and private setting.

THE DETAIL

The property opens into a spacious entrance hallway with travertine tiled flooring, an oak staircase and useful understairs storage. The ground floor provides a study, cloakroom, spacious sitting room, dining room and a superb breakfast kitchen. The sitting room features oak flooring, exposed beams, a bare brick fireplace with electric stove-style burner and French doors opening onto the rear garden.

The impressive breakfast kitchen is fitted with white panelled units, granite work surfaces, a Belfast sink, gas-fired Aga, integrated dishwasher and central dining island. Natural stone detailing, travertine flooring and exposed beams add considerable character, while French doors and windows overlook the garden. A useful utility room completes the ground floor accommodation.

To the first floor is a spacious galleried landing serving five bedrooms and the family bathroom. The most spacious bedroom benefits from a semi-vaulted ceiling, exposed beams and a contemporary ensuite shower room. Bedroom two also features built-in wardrobes and an ensuite, while bedrooms three and four offer further excellent accommodation, with bedroom five completing the sleeping quarters. The beautifully appointed family bathroom includes a freestanding roll-top bath, separate shower, bidet and exposed brick feature wall.

Externally, the property occupies a pleasant position at the end of a shared driveway, with independent block-paved parking, a double integral garage and gated side access. The enclosed rear garden provides a paved patio, lawned area, well-stocked borders and attractive conifer and hedgerow boundaries, creating a private and appealing outdoor space.

CB+CO





The Location

The property is located in Kegworth, a well-established village in Leicestershire, approximately 6 miles south-east of Derby and 15 miles north-west of Leicester. The village provides a range of local amenities, including convenience stores, public houses, restaurants, primary schooling and everyday services, with more extensive facilities available in nearby Loughborough, Derby and Leicester.

Kegworth benefits from excellent transport links, with Junction 24 of the M1 motorway located nearby, providing access to the wider regional and national motorway network. East Midlands Airport is approximately 2 miles away, while the A6 provides convenient north-south connectivity.

The surrounding area comprises predominantly residential development, with open countryside and agricultural land nearby. The location offers a balance of village amenities and rural surroundings, together with convenient access to major employment centres and transport infrastructure across the East Midlands.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





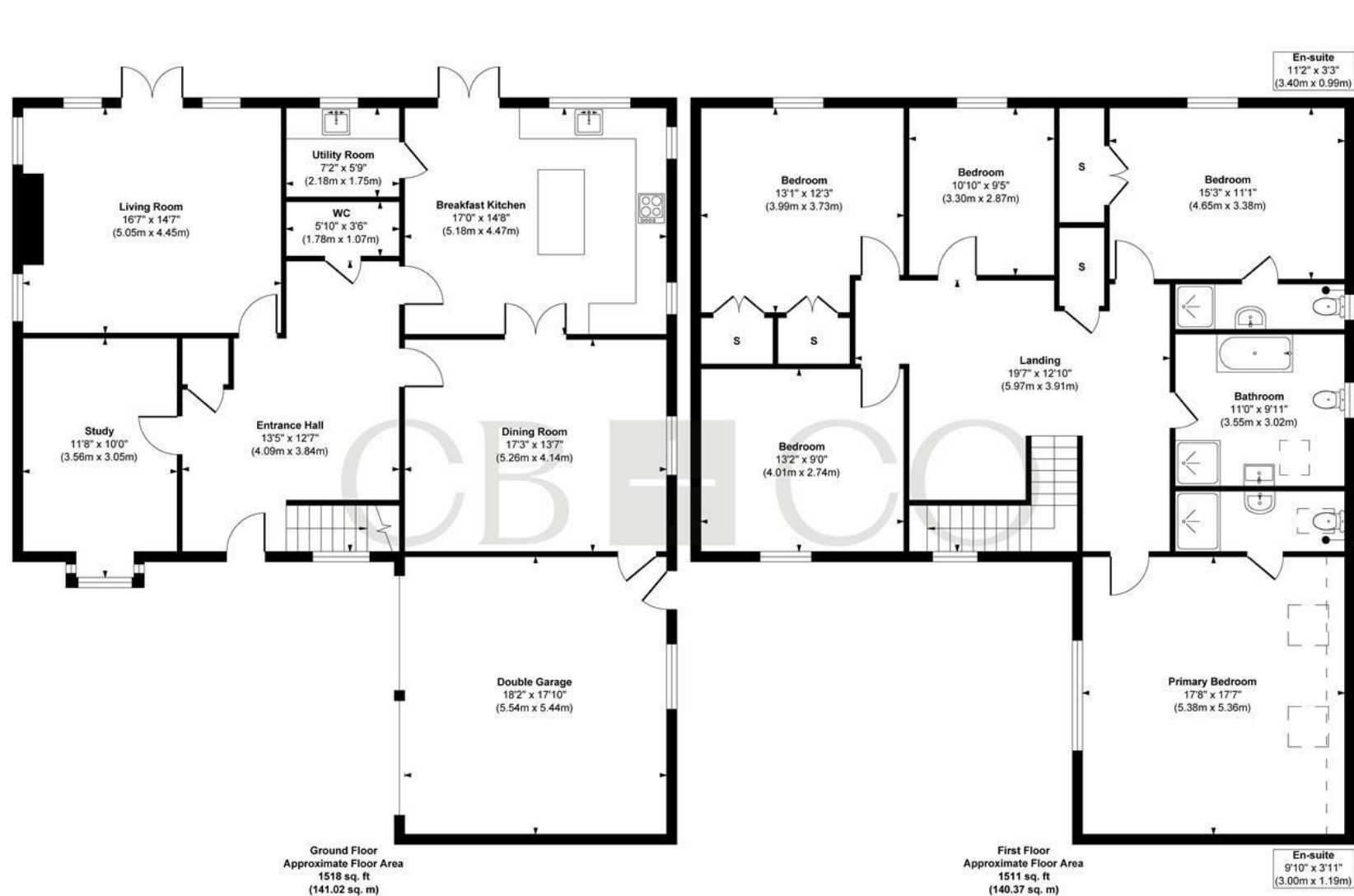








Appletree House, Ashby Road, Kegworth, Leicestershire



Approx. Gross Internal Floor Area 3029 sq. ft / 281.39 sq. m (Including Garage)

Approx. Gross Internal Floor Area 2718 sq. ft / 252.50 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

2718.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

F

- Most Spacious Five Double Bedroom Detached Home
- Truly Immaculate Home - Beautifully Appointed
- Around 2700 Square Feet of Accommodation
- Development of Only Two High Quality Homes Built in 2010
- Entrance Hallway, WC, Living Room, Dining Room & Study
- Beautifully Appointed Breakfast Kitchen with Dining Island & Utility Room
- Five Double Bedrooms, Two En-Suites & Family Bathroom
- Block Paved Driveway, Double Garage & Delightful Landscaped Rear Garden
- Sought after Village Location - East Access to East Midlands Airport
- Easy Access to Derby, Nottingham & Loughborough

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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CURRANBIRDS.CO

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