

Sideley, Kegworth, Derbyshire, DE74 2FJ
£349,000





** NEW BUILD ** AND READY TO RESERVE**

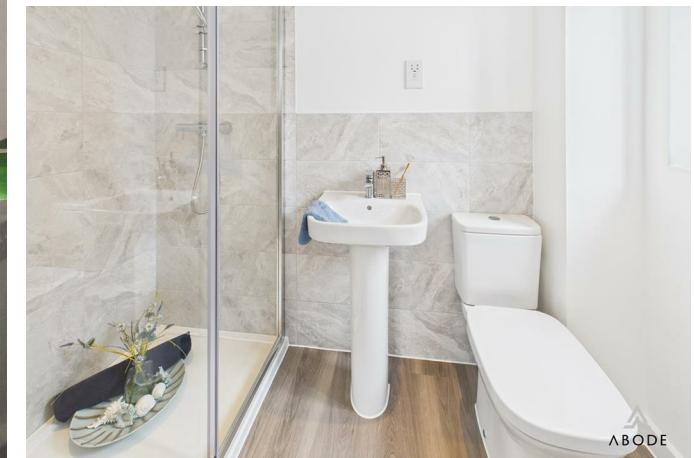
The Seaton offers an open plan kitchen and dining room which provides direct access to the garden – and consequently views and natural light. Another is the generous bedroom one, which benefits from an en suite and built-in wardrobe. Each of the three double bedrooms are generously proportioned and the house also includes convenient storage space.

KEY FEATURES

- 10 year NHBC warranty
- 2 year Crest Nicholson warranty
- Built-in wardrobe to bedroom 1
- En suite to bedroom 1
- French doors open out into the garden
- Garage and parking
- L-shaped kitchen
- Open plan kitchen/dining area
- Separate living room
- Three double bedrooms



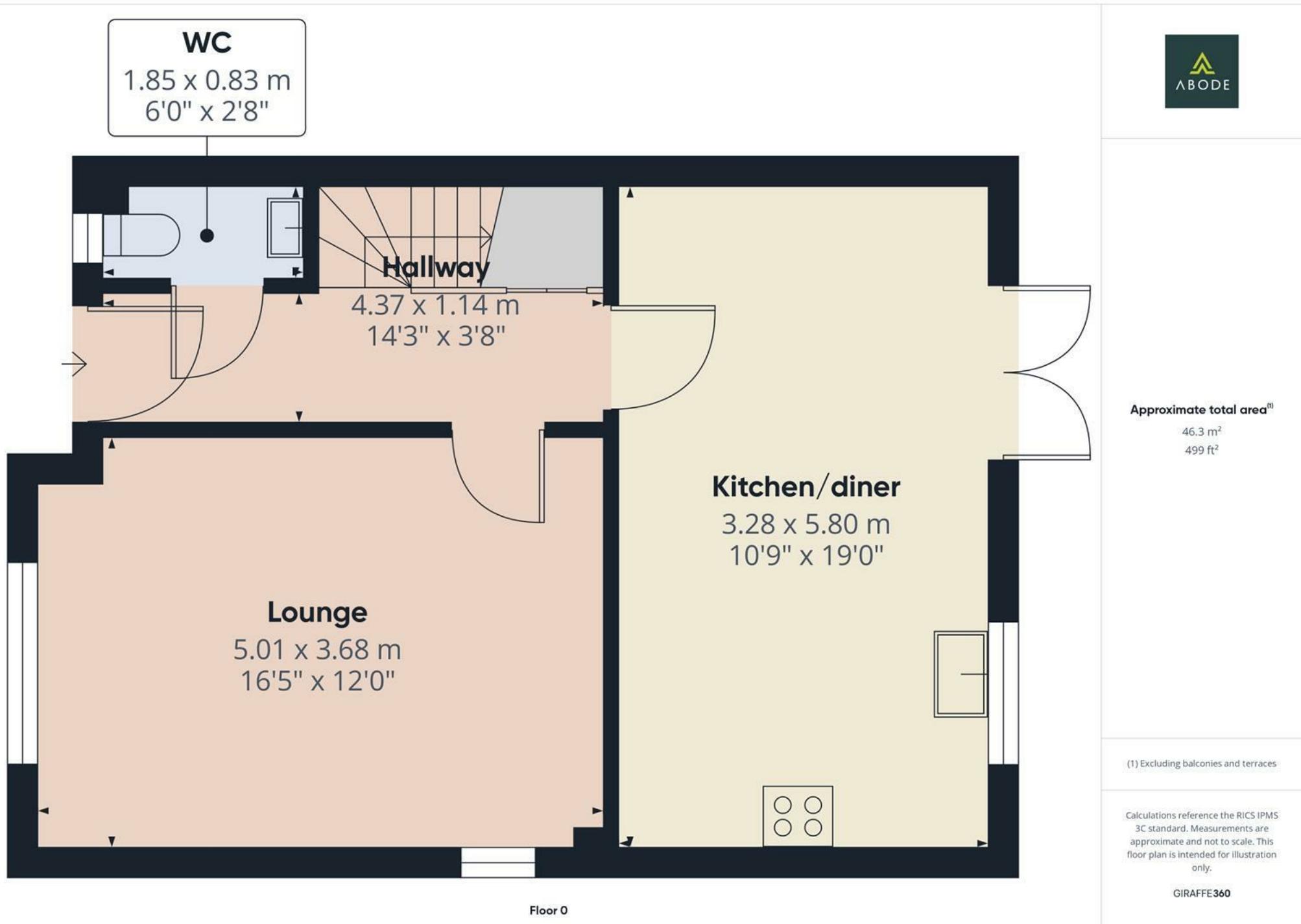


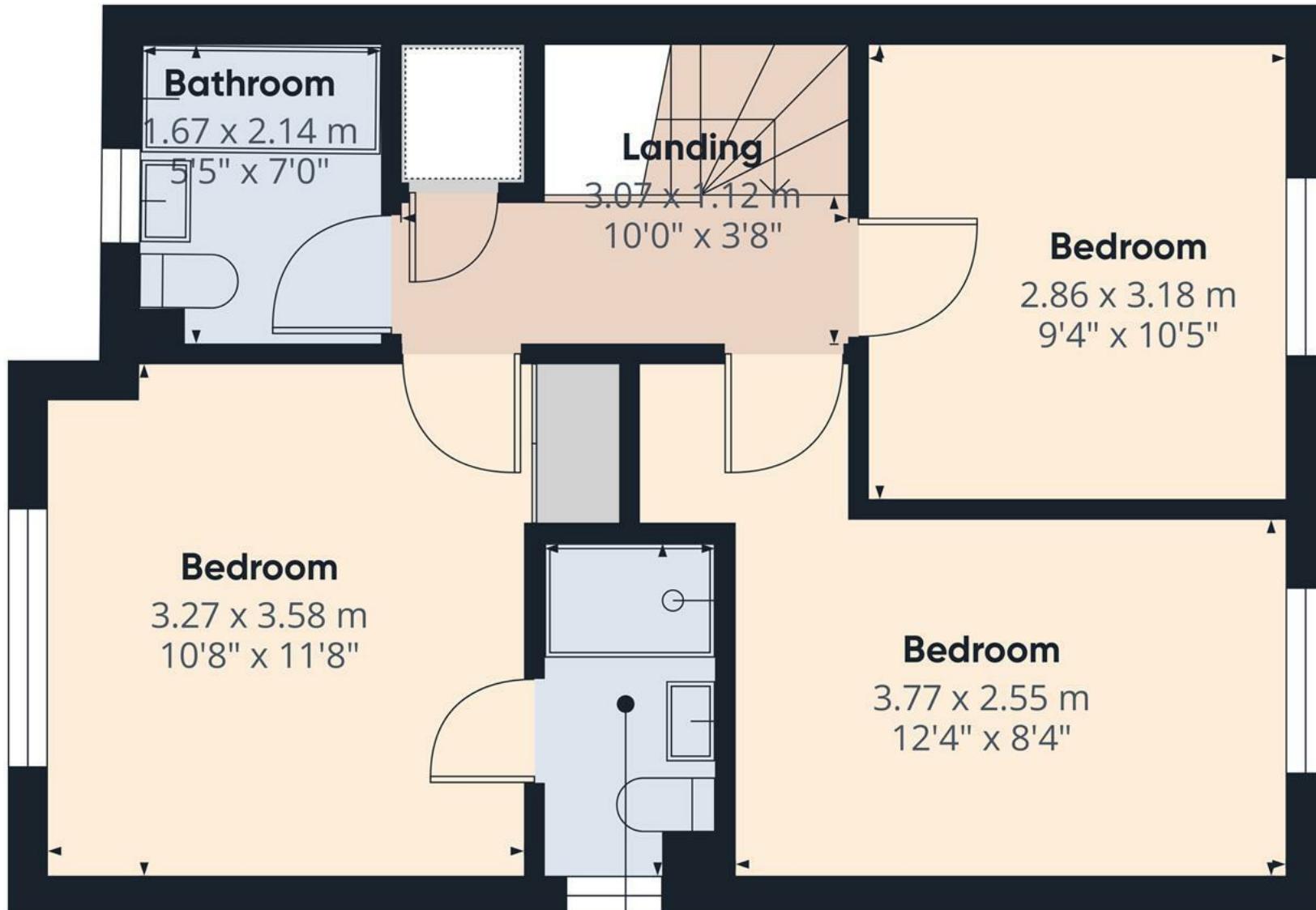










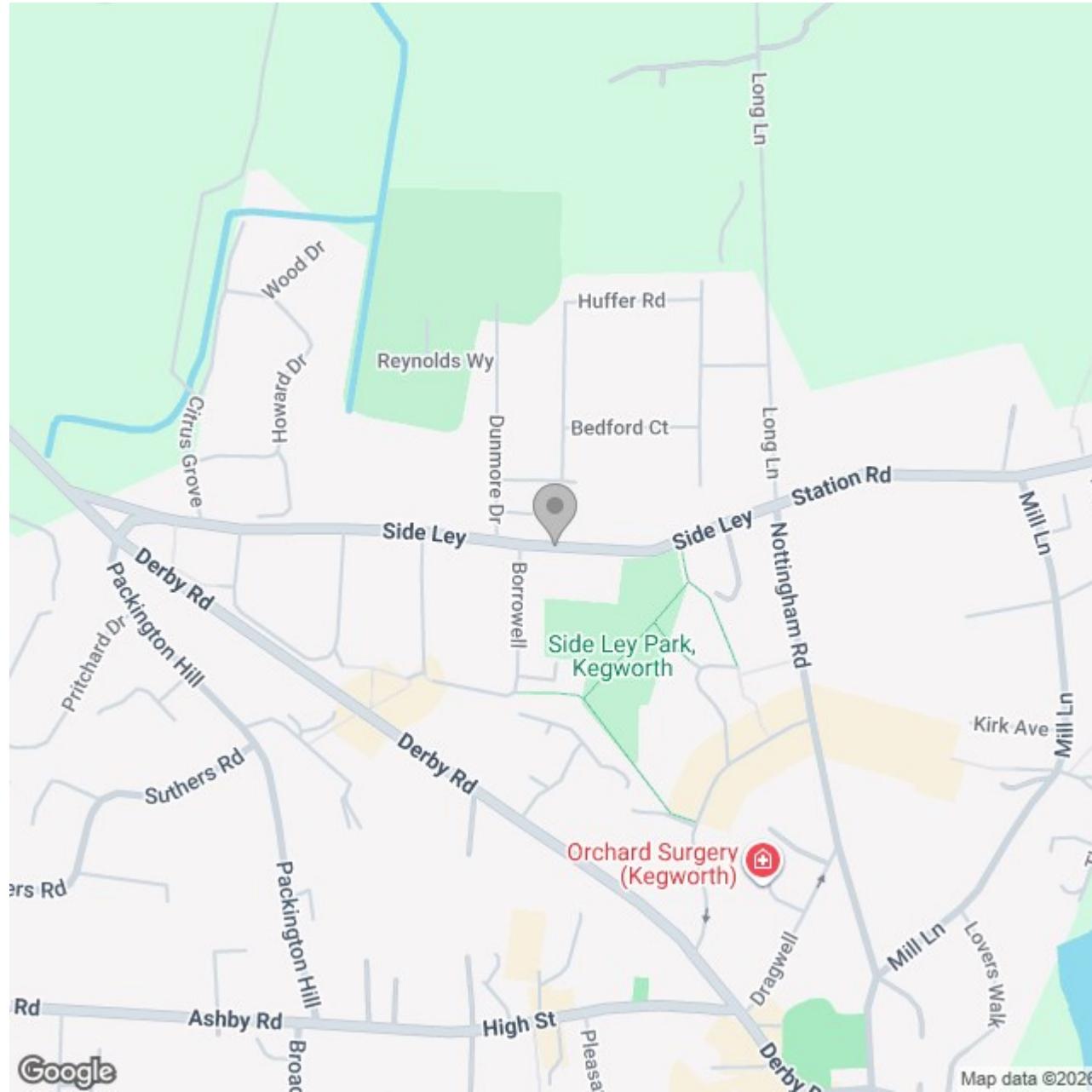


Approximate total area⁽¹⁾

42 m²
454 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| | | |