



## 25 Pritchard Drive

, Kegworth, DE74 2AY

Offers In Excess Of £340,000





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## PROPERTY & LOCATION

This beautifully designed three storey four bedroom family home has been built to a high specification. Located in an enviable cul-de-sac location in Kegworth with driveway for two vehicles and EV Charger. The spacious accommodation is spread over three floors and briefly comprises: on the ground floor entrance hall, cloakroom, lounge, open plan kitchen/diner with separate utility. To the first floor is the master bedroom with En-suite shower room, a further double bedroom and a family bathroom. To the second floor there are two further bedrooms and a shower room.

Kegworth is a village situated on the A6 near junction 24 of the M1 motorway and is also close to East Midlands Airport and Parkway railway station. The village is served by a primary school. Shops in the village include a supermarket, butcher, pharmacy, post office, delicatessen, and optician. There are pubs, restaurants and takeaway food outlets, a doctor's surgery and a village hall that hosts events and the local playgroup. Kegworth has thriving sports clubs. There are two parks with play areas. The village has a library and a museum of local history.

## ACCOMMODATION

### HALLWAY

With uPVC door leading into hallway, luxury vinyl flooring with stairs leading to the first floor.

### DOWNSTAIRS CLOAKROOM

With pedestal sink, W.C. and gas central heating radiator.

## LOUNGE

With uPVC window to the front elevation and uPVC double patio doors to the rear garden. There is a gas central heating radiator and feature electric fire with wooden flooring.

## OPEN PLAN KITCHEN/DINER

With uPVC to the front and side elevations, gas central heating radiator, contemporary wall and base units with complementing work surfaces, electric oven, gas four ring hob with extractor hood over and vinyl flooring. There is space for appliances dishwasher/fridge freezer and ample room for dining table.

## UTILITY ROOM

With uPVC door giving access to driveway, plumbing for washing machine, space for tumble dryer and base/wall cupboards housing gas central heating boiler.

## FIRST FLOOR

### LANDING

With uPVC to rear elevation and doors leading to.

### MASTER BEDROOM

With dual uPVC windows to the front and side garden elevation, gas central heating radiator and fitted mirrored wardrobes and fitted drawers.

### EN-SUITE

With uPVC opaque window to the front elevation, gas central heating radiator, pedestal sink, W.C, and shower cubicle with waterfall shower.

### BEDROOM FOUR

With uPVC window to the front elevation, gas central heating radiator and storage cupboard.

### FAMILY BATHROOM

With uPVC opaque window to the side elevation, gas central heating radiator, pedestal sink, W.C. and fitted bath.

### SECOND FLOOR

#### LANDING

With uPVC window to the front elevation and doors leading to.

#### BEDROOM TWO

With uPVC window to the front elevation, skylight to rear, gas central heating radiator, free standing mirrored wardrobes and loft access.

#### SHOWER ROOM

With gas central heating radiator, pedestal sink, W.C, shower cubicle and extractor fan.

#### BEDROOM THREE

With uPVC window to the front elevation and skylight to the rear, gas central heating radiator and free standing mirrored wardrobe.

#### OUTSIDE FRONT

With path leading to the front of the property, shared

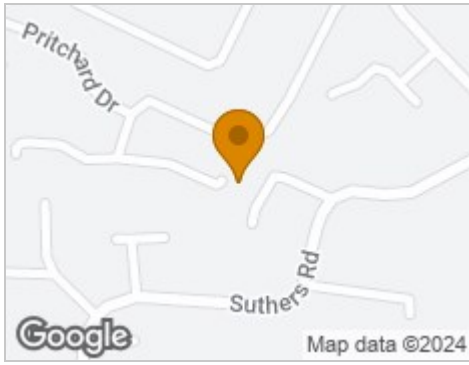
driveway for two vehicles, side access to the rear and CCTV.

### OUTSIDE REAR

With patio seated area for dining, lawned area, garden shed surrounded by private fencing.



## Road Map



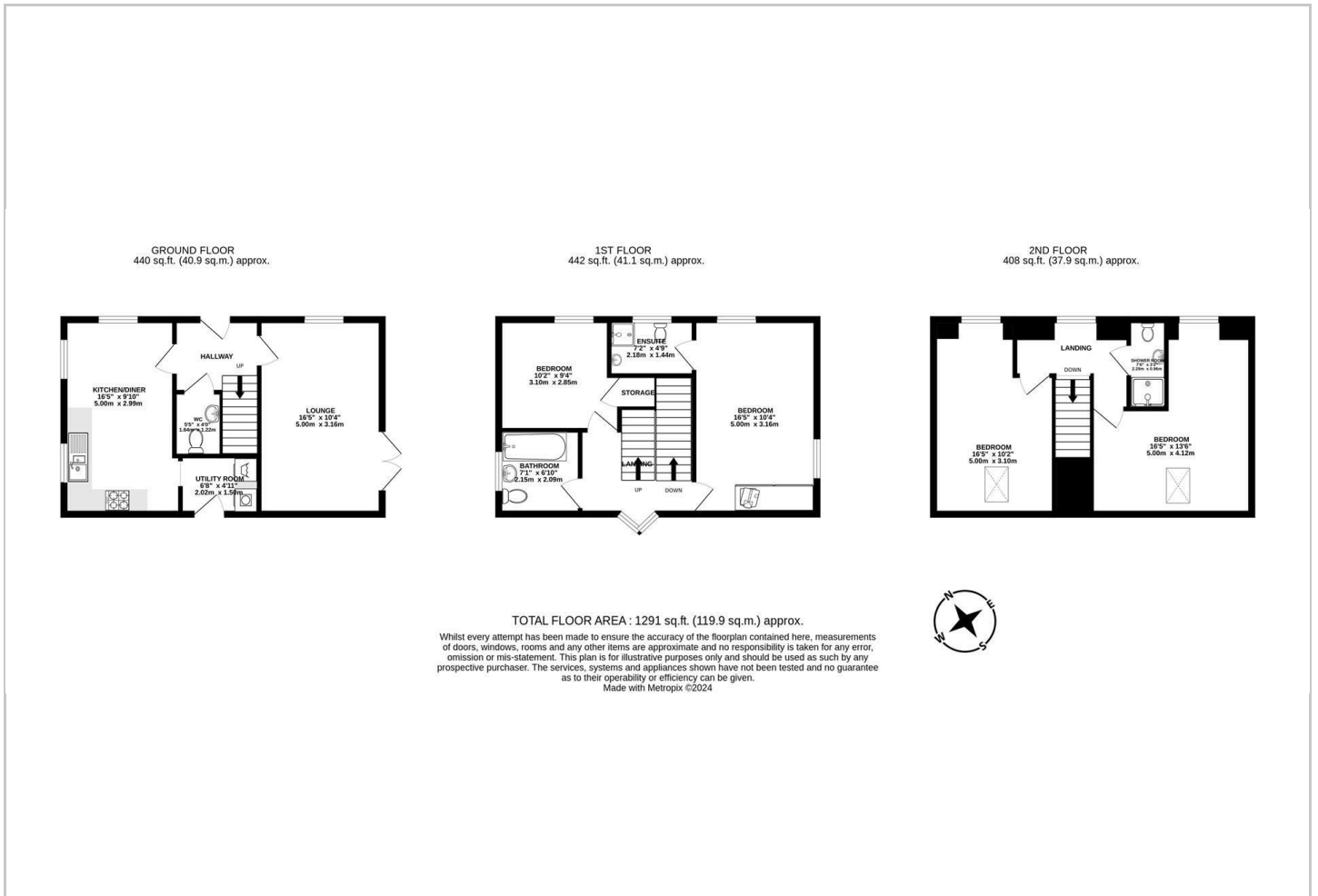
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

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