



## 9 The Croft

, Kegworth, DE74 2EG

Offers In Excess Of £290,000



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## Accommodation

### Entrance Hallway

Having uPVC front door leading into hallway, gas central heating radiator and hardwood flooring.

### Lounge

Having uPVC double glazed bay window to the front elevation, gas central heating radiator and hardwood flooring.

### Kitchen

Having internal doors leading through to sitting room, gas central heating radiator, contemporary wall and base units with complementing work surfaces, integrated electric oven, hob, stainless steel extractor hood. dishwasher, under counter freezer, fitted sink with mixer taps and tiled flooring.

### Sitting Room / Utility Area

Having uPVC triple glazed doors leading to the rear garden, gas central heating radiator, utility area with plumbing for washing machine, space for tumble dryer. and hardwood flooring.

### Dining Room

Having dual aspect uPVC double glazed windows to the front elevation, gas central heating radiator, hardwood flooring, ample space for dining table and stairs leading to the first floor.

### Family Bathroom

Having uPVC double glazed window to the rear elevation, this stunning bathroom has a large bathtub, double walk in shower, vanity unit with wash hand basin, W.C, fully tiled, vertical radiator and modern flooring.

### Master Bedroom

Having uPVC double glazed double aspect windows to the rear elevation, gas central heating radiator, spacious room with dressing area.

### Bedroom Two

Having uPVC double glazed window to the front elevation, gas central heating radiator and large storage cupboard.

### Bedroom Three

Having uPVC double glazed window to the rear elevation, gas central heating radiator, wooden flooring and storage cupboard.

### Outside Front

Having a large paved driveway allowing space for multi parking and access to the rear garden.

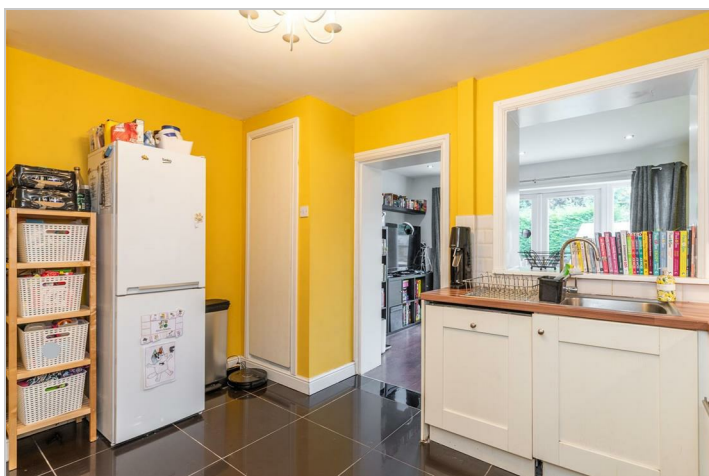
### Outside Rear

Having a large patio seated area for entertaining, raised flower beds with hedged boundaries, lawned area with further decking, garden sheds with surrounding fencing

### MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the

measurements before committing to any expense.  
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.  
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## Road Map



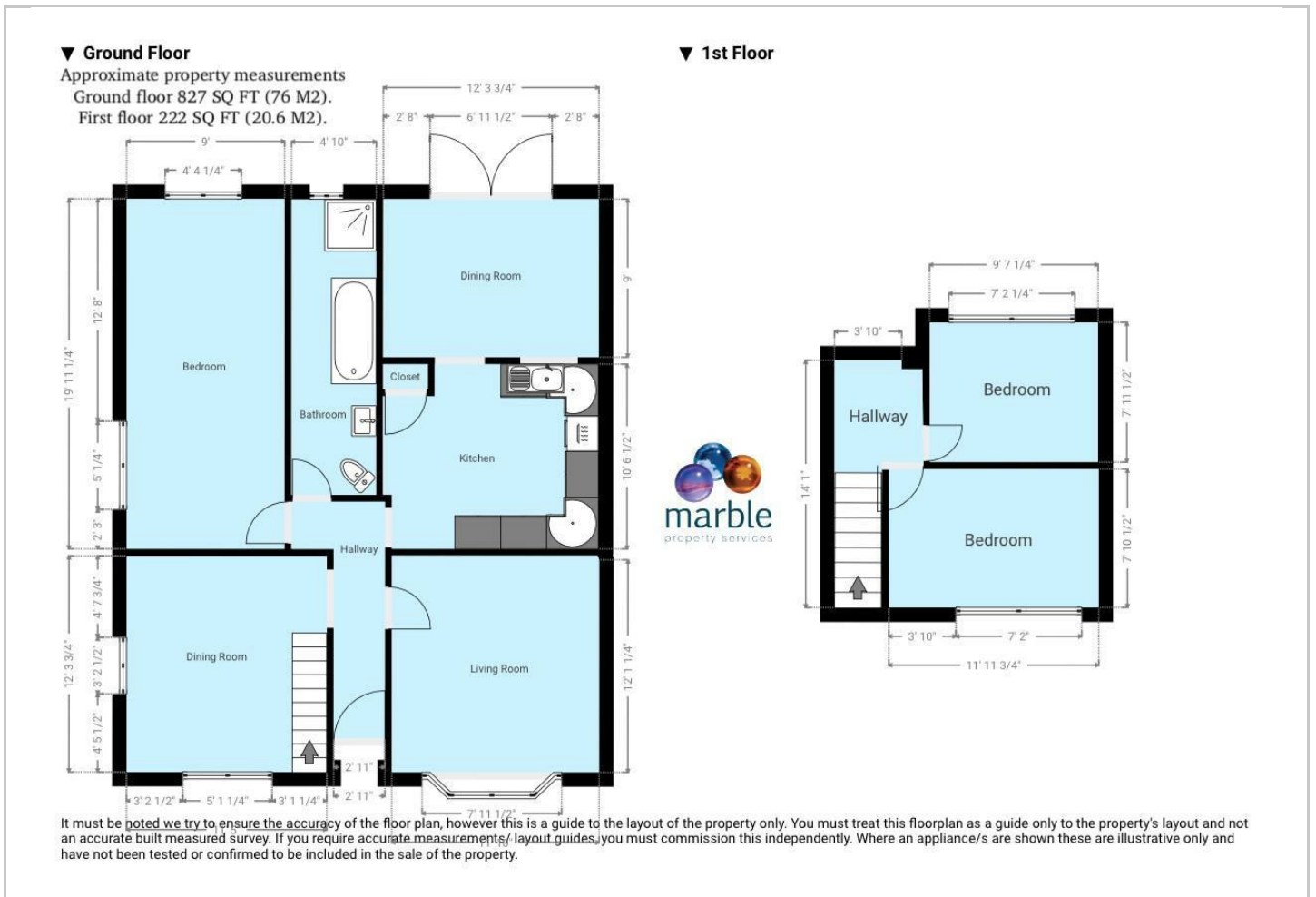
## Hybrid Map



## 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.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.