



## 70 Pritchard Drive

Kegworth, Derby, DE74 2AZ

Offers In The Region Of £210,000



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## ACCOMMODATION

### LOWER FLOOR

#### ENTRANCE HALL

11'8" x 3'4" (3.58 x 1.02)

With laminated flooring, central heated radiator, doors leading to downstairs WC, Kitchen, Lounge and stairs leading to first floor.

#### LOUNGE

13'1" x 11'1" (4.01 x 3.38)

With UPVC double glazed doors opening to a seated area and garden, laminate flooring, central heated radiator and useful under stair cupboard.

#### KITCHEN

11'8" x 6'3" (3.56 x 1.91)

With a range of fitted wall and base units, built in electric oven and gas hob with extractor hood and complementing work surfaces. A UPVC window overlooking the front of the property and Central heating radiator.

#### GUEST CLOAKROOM

5'8" x 2'9" (1.73 x 0.86)

With a UPVC double glazed window. A suite comprising of a WC, pedestal wash basin and central heating radiator.

### UPPER FLOOR

#### LANDING

With access to the roof space. Rooms leading off.

#### BEDROOM ONE

13'1" x 7'10" (3.99 x 2.39)

With UPVC double glazed window, laminate flooring and central heating radiator.

#### BEDROOM TWO

13'1" x 8'0" (max) (3.99m x 2.44m (max))

With UPVC double glazed window and central heating radiator.

#### FAMILY BATHROOM

6'9" x 6'3" (2.08 x 1.93)

With a suite comprising of bath with shower over and fitted shower screen. WC. Wall mounted wash hand basin and central heating radiator.

#### FRONT OF PROPERTY

The property sits in a quiet position and is accessed via the Tarmac driveway which provides off road parking. Decorative Stone to the front providing access to the front door.

#### OUTSIDE REAR

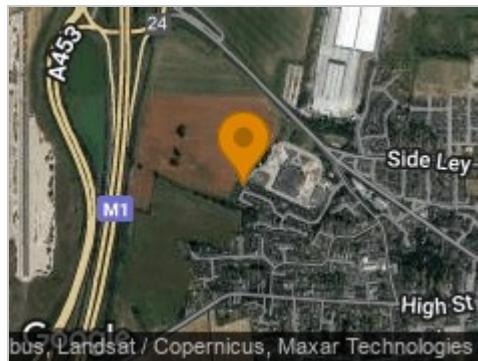
With a private enclosed garden, consisting of a terrace, a traditional lawn with a beautiful private decking area for entertaining which is enclosed by fencing and shrubbery borders.



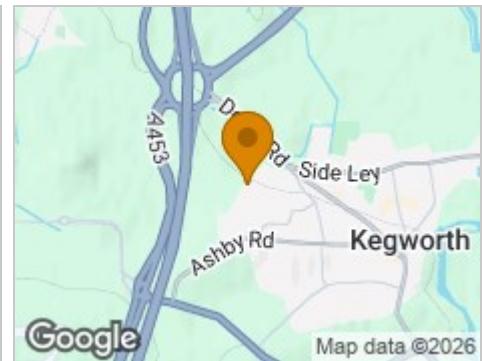
## Road Map



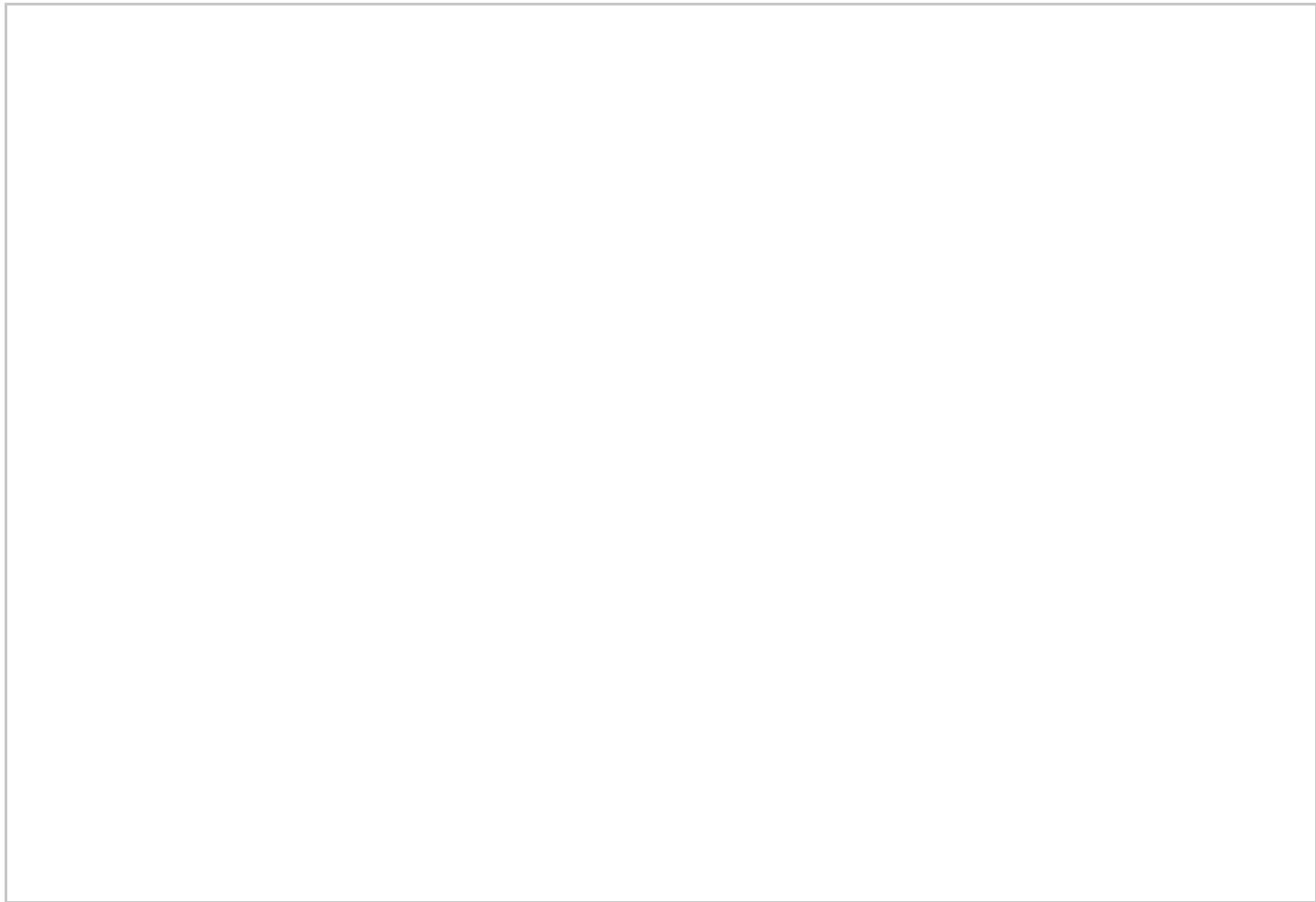
## Hybrid Map



## 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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