



## 27 Pritchard Drive, Kegworth, DE74 2AY

£210,000

- Semi detached home with 2 bedrooms
- Kitchen diner with lots of natural light
- Modern bathroom
- Off-road parking
- Modern and energy efficient
- 2 double full width bedrooms
- Well appointed lounge
- Downstairs WC
- Garden with patio and shed
- Ready to move into

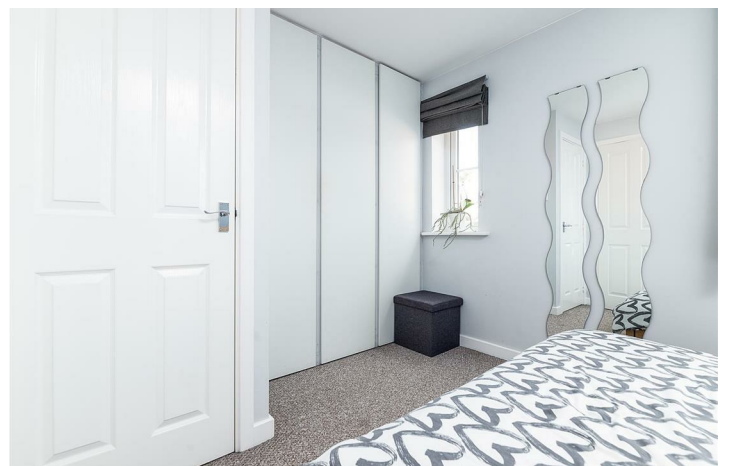


# 27 Pritchard Drive, Kegworth DE74 2AY

Fabulous 2 bedroom, semi-detached home in the popular village of Kegworth. Modern, 2 bedroom family home ready to move into. Both bedrooms are good sized doubles, downstairs WC, kitchen diner, a generous lounge, modern bathroom, driveway and garden.



Council Tax Band: B



Excellent opportunity to purchase a modern home with two double bedrooms in popular Kegworth village. The home is modern and has been looked after well by the current owner. This property benefits from double glazing and central heating throughout and is ready to move into with no work required. It also has an EC rating of B, which means it is economical to heat. It would make a great first time buy or a buy to let in the buoyant rental market.

commuting distance of Nottingham, Derby, Leicester and London, with regular trains to St. Pancras from East Midlands Parkway railway station and close to the M1 motorway. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The village is also close to the Sutton Bonington Campus of Nottingham University and this property would make a great investment as a buy to let.

#### Ground floor

Upon entering the property one enters in to the welcoming hallway with contemporary décor and wood effect flooring. To the left is the useful downstairs cloakroom with a modern white two piece suite, comprising a WC and hand basin with tiled splash backs. Continuing down the hallway there is a door leading into the lounge. The large lounge has a double aspect to the front of the property and is neutrally decorated, it is large enough to incorporate a dining area if preferred.

The lounge has an doorway leading into the bright and spacious kitchen diner. The kitchen diner has modern, gloss wall and base units, contemporary grey countertops, an integrated oven with a gas 4 burner hob top and extractor hood, a double sink with mixer tap and draining board, feature wall, modern tiled flooring and a rear aspect over the garden. Double French doors allow in lots of light and access to the rear garden.

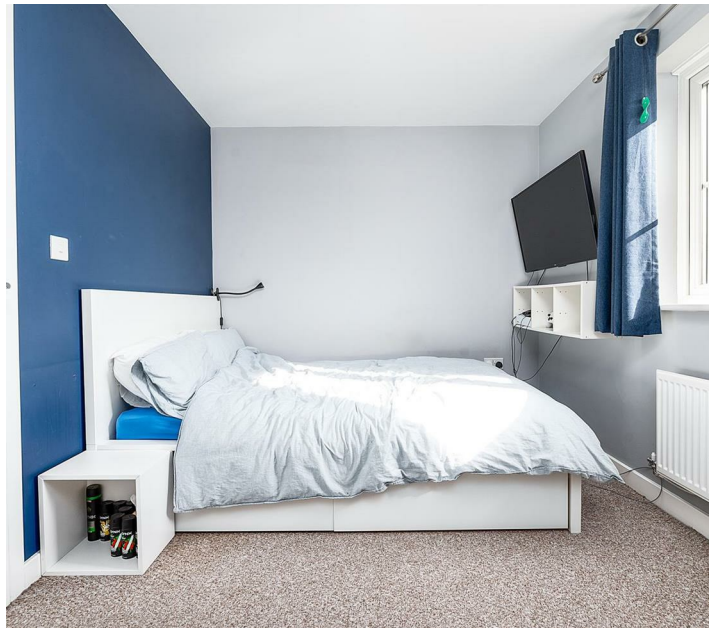
#### First floor

Upstairs on the first floor there is a family bathroom and two bedrooms, both bedrooms are full width doubles and are decorated neutrally. The bathroom comprises a modern white suite with a generous full sized bath with a shower over, a low level WC and a basin with mixer tap. The bathroom is bright and modern with high quality tiling.

#### Outside

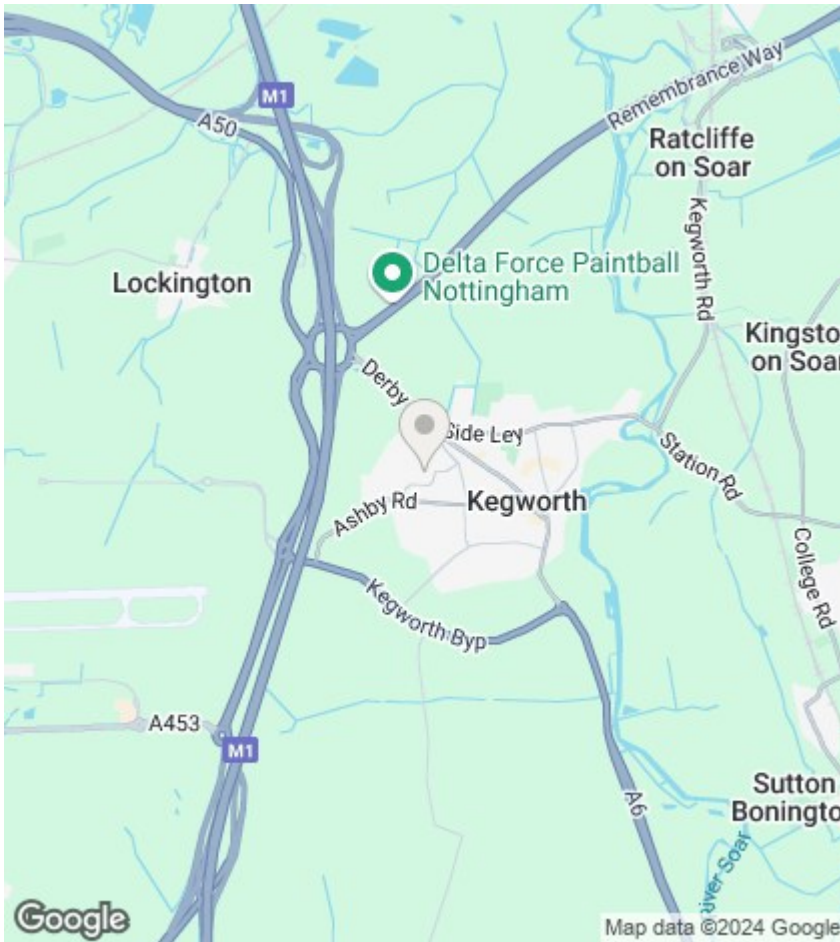
The property also has a private driveway with space for multiple cars and an easy to maintain rear garden with a patio area, shed and fenced boundary. There is access through to the rear garden via a gate from the driveway.

The property is located in the popular village of Kegworth. With excellent transport links, it is within









## Directions

## Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

## EPC Rating:

B

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

