



40 Pritchard Drive, Kegworth, DE74 2AZ

50% Shared Ownership £125,000

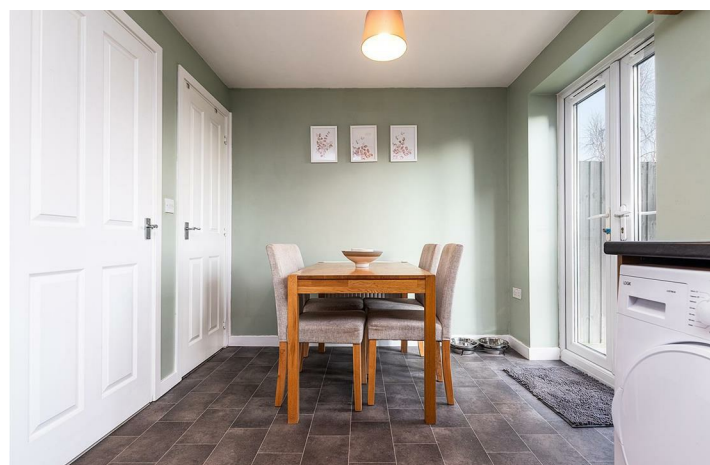
- Shared Ownership
- Newly decorated
- Off road parking
- Kitchen/Diner
- 3 Bedrooms
- Modern property
- Downstairs WC
- Master with ensuite

40 Pritchard Drive, Kegworth DE74 2AZ

**** Shared Ownership**** Fabulous 3 bedroom, semi-detached home in the popular village of Kegworth. Modern, 3 bedroom family home ready to move into. Master with ensuite, downstairs WC, kitchen diner, a generous lounge, driveway and easy to maintain garden.



Council Tax Band: B



Well maintained modern, semi-detached, 3 bedroom family property, benefitting from double glazing and gas central heating. This beautiful home is situated in the sought after village of Kegworth, has a great finish and is, newly decorated in contemporary colours with good quality fixtures and fittings.

Well presented and nestled on a sought after, modern development. Briefly comprising 3 bedrooms including a master with en-suite, a large lounge, modern full-width kitchen diner, downstairs cloakroom and a family bathroom with a white suite.

The house is decorated throughout in a neutral style allowing the new owners to move straight in with no work required.

Kegworth has excellent transport links and is within commuting distance of Nottingham, Derby, Leicester and there are regular trains to London from East Midlands Parkway railway station. 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.

Ground Floor

On entering the property there is a welcoming hallway with contemporary décor and wood effect flooring. To the left is a useful downstairs cloakroom with a modern white two piece suite, comprising a WC and hand basin with pale white tiled splash backs and, laminate flooring. Continuing down the hallway there is a door leading into the lounge which has views to the front and rear of the property and is large enough to incorporate a dining area or child's play area.

The lounge has a doorway leading into the bright and spacious kitchen diner, which has modern wood effect wall and base units, granite effect countertops, an integrated oven with a 4 burner gas hob, extractor hood, double sink with mixer tap and draining board. There is space for a washing machine, tumble dryer and fridge/freezer. The kitchen diner has lots of natural light with a large window and double patio doors leading out to the garden.

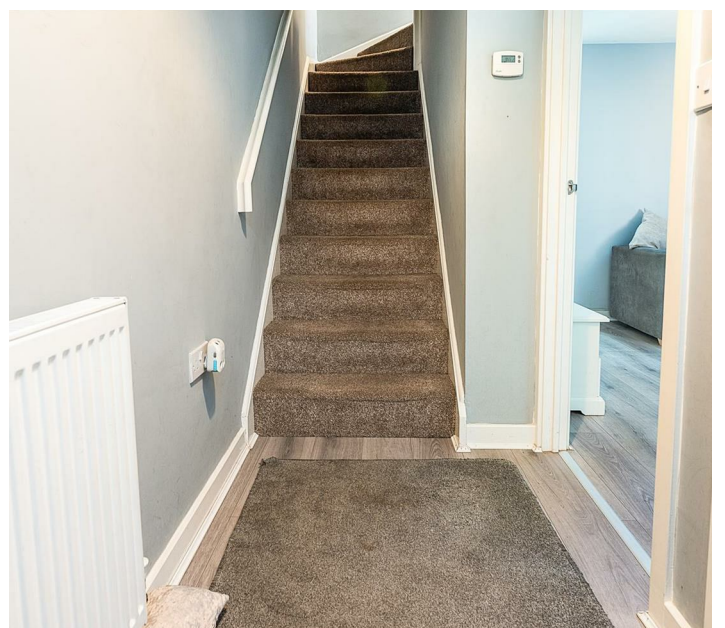
First Floor

The first floor comprises 3 bedrooms and a family bathroom. The master bedroom is a large double, with a front facing aspect, modern décor and a good sized, bright ensuite. The ensuite has a three piece white suite comprising a large shower cubicle and a hand basin.

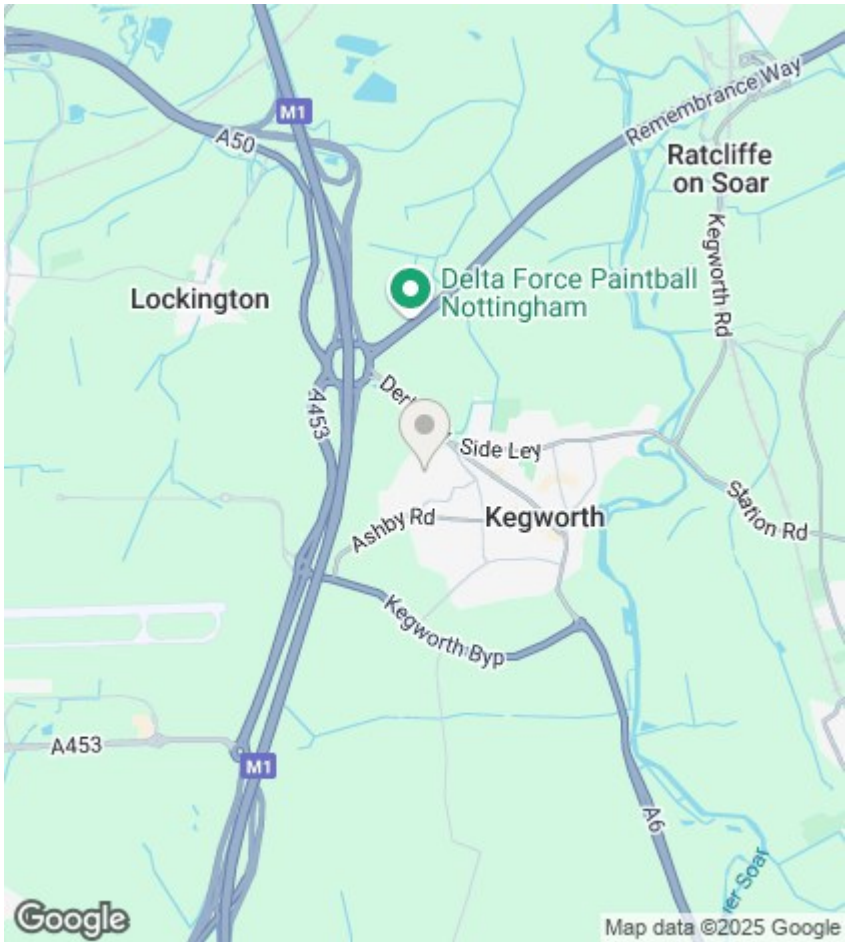
There are two further bedrooms to the rear. both a good size, well maintained with lots of natural light.

Completing the first floor is a lovely family bathroom with a white suite comprising a full length bath with shower over, a WC and hand basin.

Outside







Directions

Viewings

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

EPC Rating:
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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

