



## 29A Pritchard Drive, Kegworth, Derby, DE74 2AY

£235,000

- Modern home on quiet cul de sac
- Downstairs WC
- Good sized lounge
- Local shops and amenities in walking distance
- 3 bedrooms
- Off-road parking
- Landscaped garden
- Master with ensuite
- Stunning kitchen diner
- Energy efficient



## 29A Pritchard Drive, Kegworth DE74 2AY

Excellent opportunity to buy this modern well maintained family home located in a quiet cul-de-sac on Pritchard Drive. The property comprises of 3 bedrooms, 2 doubles, including a good sized master with en suite, a family bathroom, lounge, kitchen diner, downstairs WC, landscaped garden and off road parking.



Council Tax Band: B



Excellent first time buy or buy to let opportunity, this modern semi-detached home is ready to move into with no work required. It has off road parking and an easy to maintain garden and low energy bills. The house benefits from two bathrooms and an additional downstairs WC, modern kitchen diner and large lounge.

The ground floor comprises a large lounge, kitchen diner and downstairs WC. The front door opens into a hallway with stairs leading to the first floor. Off the hallway is the lounge, which is light and airy with a front facing aspect. The dining kitchen is at the rear of the property and has French doors leading onto the private rear garden. The dining kitchen features an integral sink with drainer and mixer tap, an oven with hob, integrated fridge/freezer and washing machine and plenty of storage space.

On the first floor there is a family bathroom and three bedrooms, including two doubles. The master bedroom features an en-suite with a shower unit, low level WC and hand basin. There is a further double bedroom and a good sized single bedroom currently used as an office. The bathroom comprises a modern white suite consisting of a generous full sized bathtub with shower over, a low level WC, a basin with mixer tap and a heated towel rail. The bathroom is further enhanced with high quality tiling.

To the front of the property is an attractive stepped entrance with a composite front door. The tarmac driveway is large enough to accommodate two cars and there is a gate leading through to the rear garden providing side access. The rear garden can also be accessed through the French doors leading off from the kitchen. The split level landscaped garden features a patio area ideal for outdoor seating and attractive wooden stairs leading to a lawn area with flowerbeds. The garden is low maintenance and benefits from plenty of sunshine.

The property is located in the popular village of Kegworth. With excellent transport links, it is within commuting distance of Nottingham, Derby, Leicester and London, with regular trains to St. Pancras from East Midlands Parkway railway station and has excellent road links with the M1, M42 and A50 all nearby. 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.

Measurements

Lounge  
14'5" x 12'1"

Kitchen/diner  
15'5" x 8'10"

WC  
5'6" x 3'1"

Master bedroom  
12'1" x 10'2"

Ensuite

Bedroom 2  
9'2" x 7'2"

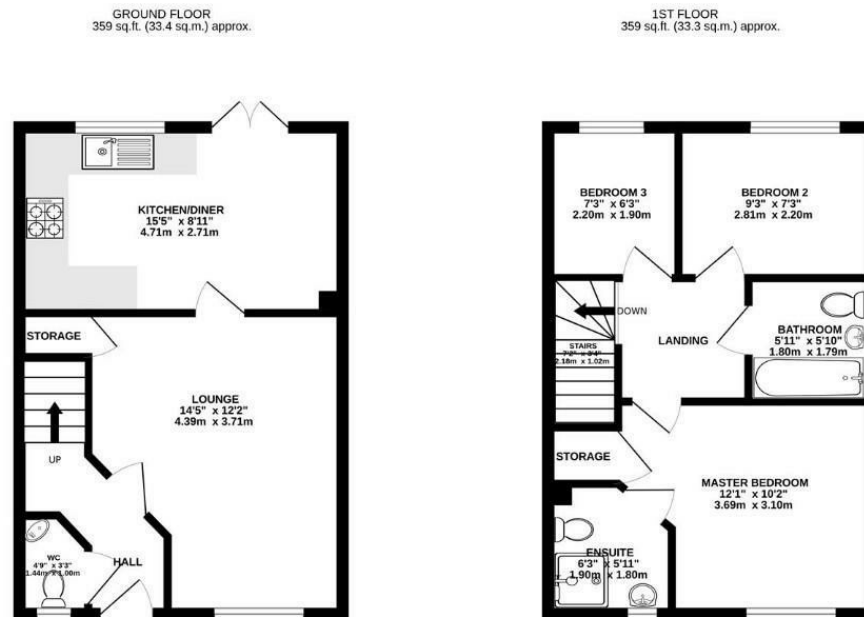
Bedroom 3  
7'2" x 6'2"

Bathroom  
5'10" x 5'10"





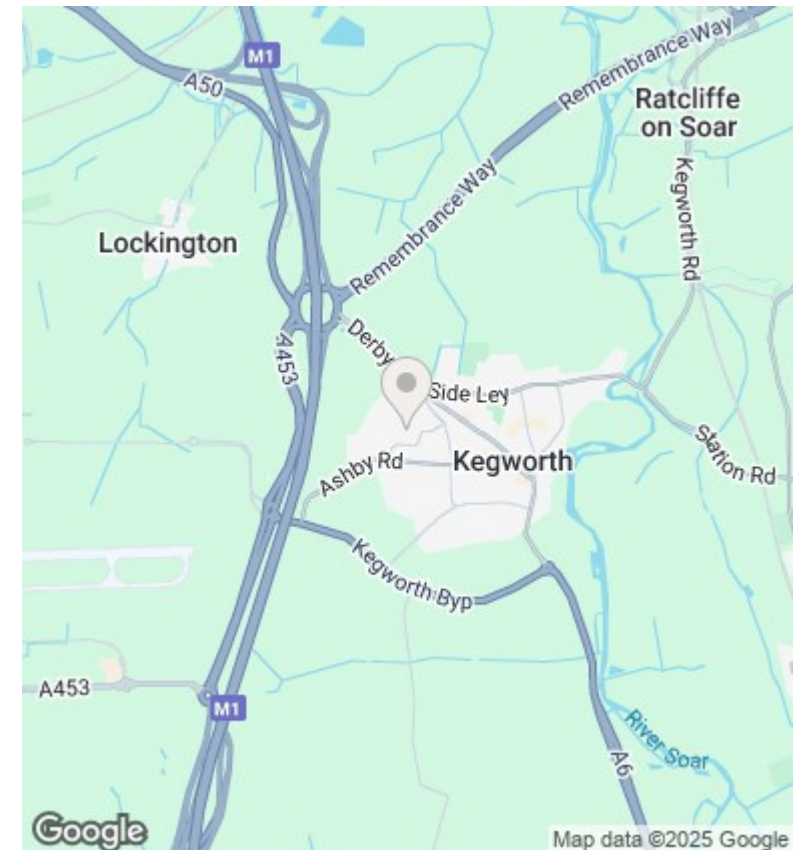




**TOTAL FLOOR AREA:** 718 sq.ft. (66.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

## Viewings

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

## Council Tax Band

B

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 77      | 83                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |