



Pritchard Drive, Kegworth



£355,000

- DETACHED HOME
- FOUR BEDROOMS (THREE DOUBLE)
- THREE STOREY
- THREE BATHROOMS
- DECEPTIVE LAYOUT
- SPACIOUS BEDROOMS
- FREEHOLD
- EPC rating C



This substantial three storey modern family home has an impressive layout with three "enormous" principal bedrooms and a good sized fourth with a dual aspect. Pritchard Drive has proved to be a popular location having excellent communication links to Nottingham, Leicester, East Midlands Airport, Parkway railway station at Ratcliffe on Soar, M1 & M42 etc. Investors might also be interested with Kegworth serving Nottingham University at Sutton Bonington campus (planning permission required by article 4).

Initially on entry, the hallway has attractive timber patterned luxury vinyl flooring, whilst the lounge spans front to rear with matching flooring, smart neutral wall decor and a pair of double glazed doors out to the garden.

The kitchen diner, like the lounge has timber patterned luxury vinyl flooring and spans front to rear, whereby the kitchen is equipped with a range of base and eye level units and integrated appliances include a four ring gas hob with extractor hood above and electric double oven and grill beneath. There is also a dishwasher and fridge freezer. The dining section is to the front whilst the access to the utility room is to the rear, having a second sink unit, plumbing for washing machine, a double base cupboard and boiler which provides the central heating.



At first floor the main bedroom spans front to rear with a dual aspect mirroring the proportions of the lounge below and also has en-suite with a mains shower, wash hand basin, WC and dual voltage electric shaver point.

The fourth bedroom has both front and side elevation windows making for a light and airy space, a cupboard beneath the stairs discreetly houses the pressurised hot water system. Also on this floor is the family bathroom which comprises of a three piece suite with mains shower over the bath.

At second floor, the landing has an attractive dormer window. Bedroom two has both a front dormer and rear Velux, 'L' shaped and impressive in its proportions and special reference should be made to the floorplan for both this and bedroom three. Bedroom three spans front to rear, has plinth shelving over the stairs like bedroom two and is an impressive third double bedroom. Finally on this floor is the shower room which serves both bedrooms, having mains shower cubicle, wash hand basin and low level WC.

To the outside, a paved path leads to the front entrance door with low level hedge fronting the pavement. There is tandem parking for two vehicles. At the rear is a mainly lawned garden fully enclosed by timber fencing with patio area beyond the lounge.

To find the property, from Kegworth village centre proceed along Derby Road, at the traffic lights turn left on to Packington Hill, right in to Pritchard Drive where the property is situated on the right hand side.



HALL 1.71m x 2.21m (5'7" x 7'4")

LOUNGE 3.17m x 5.04m (10'5" x 16'6")

KITCHEN DINER 2.88m x 5.02m (9'5" x 16'6")

UTILITY ROOM 1.48m x 2.05m (4'11" x 6'8")

GROUND FLOOR WC 1.21m x 1.61m (4'0" x 5'4")

BEDROOM ONE 3.23m x 5.03m (10'7" x 16'6")

EN-SUITE 1.47m x 2.31m (4'10" x 7'7")

BEDROOM FOUR 2.86m MAX x 3.13m (9'5" x 10'4")

FAMILY BATHROOM 2.04m x 2.12m (6'8" x 7'0")

SECOND FLOOR BEDROOM TWO 4.35m x 5.01m MAX (14'4" x 16'5")

SECOND FLOOR BEDROOM THREE 3.13m x 5m (10'4" x 16'5")

SECOND FLOOR SHOWER ROOM 0.94m x 2.36m (3'1" x 7'8")





SERVICES & TENURE

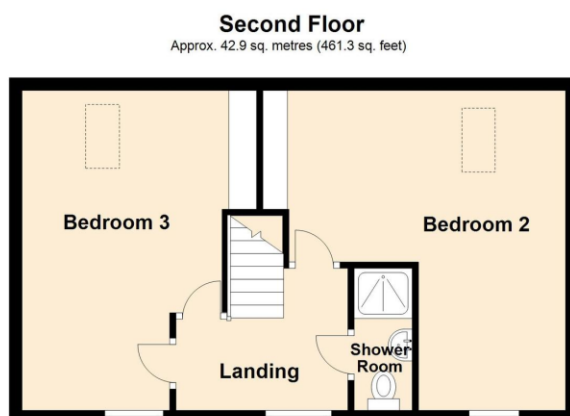
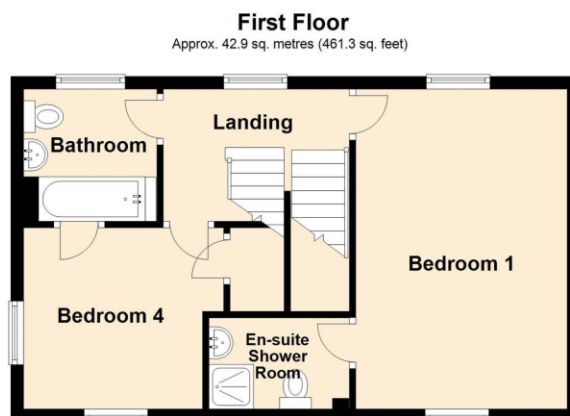
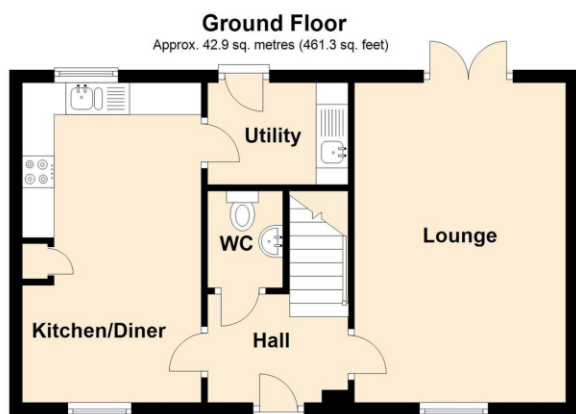
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band D.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

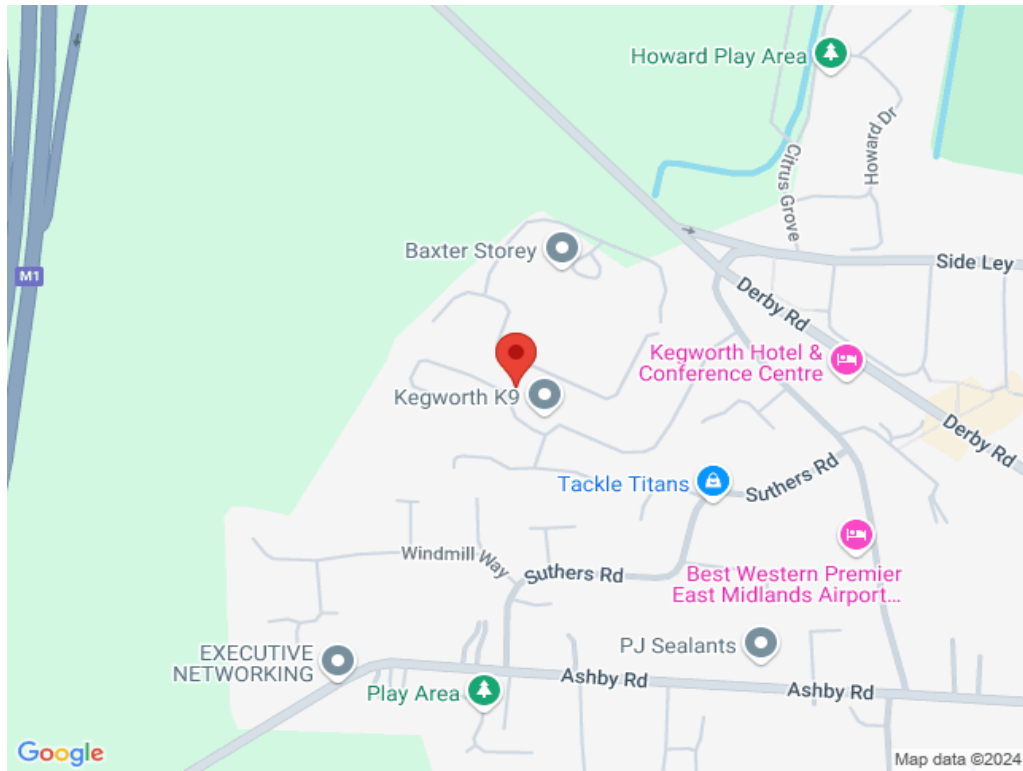
REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



Total area: approx. 128.6 sq. metres (1383.9 sq. feet)





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