



## Marriott Court, Kegworth



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**£275,000**

- THREE BEDROOM SEMI
- SPACIOUS LAYOUT
- MASTER EN-SUITE
- CUL-DE-SAC LOCATION
- CORNER PLOT
- FEATURE LIVING KITCHEN DINER
- FREEHOLD
- EPC rating C



This spacious stylish three bedroom semi detached home has a design which incorporates an open plan living kitchen diner on what is a sizeable plot with both front, side and rear gardens (see site plan). The master bedroom spans the full width of the property and is en-suite.

Situated at the head of the cul-de-sac, Kegworth village has excellent communication links to Derby, Leicester & Nottingham, M1 & M42 along with Parkway railway station, Nottingham University at Sutton Bonington campus, notwithstanding East Midlands Airport.

Initially on entry, the porch has attractive timber effect laminate flooring, modern wall mounted circuit breaker and a ground floor WC with metro style splashbacks with hidden cistern.

The open plan living kitchen diner is split in to two distinct areas. To the kitchen area is an integrated four ring hob with electric oven beneath, plumbing for washing machine and space for a fridge freezer, recessed LED lighting. The combination central heating boiler is discreetly housed in one of the eye level cupboards. The cupboard units themselves are in a dark grey finish with brushed metal handles. To the dining section, a pair of double doors out to the garden, a useful utility cupboard with plumbing machine therefore allowing for a dishwasher in the kitchen space.





The lounge area has a front elevation window, also a second pair of double doors, ideal for entertaining and providing a light and airy space.

At first floor, the master bedroom has the aforementioned en-suite with mains shower within the cubicle. Bedrooms two and three are to the front in a smart neutral finish whilst the family bathroom has a side mounted tap and microphone shower fitment to the bath, wash hand basin and WC.

Outside at the front, there is allocated parking, the side garden has potential whilst the rear garden has a paved patio and mainly laid to lawn. The garden is fully enclosed by timber fencing.

A rare opportunity to purchase a unique modern property within the centre of the village with the shops only a five minute walk away.

To find the property, To find the property, head into Kegworth along the A6, right at the bend onto Nottingham Road, left into Borough Street where Marriott Court is on the right hand side.





HALL 1.93m x 1.95m (6'4" x 6'5")

GROUND FLOOR WC 1.78m x 0.95m (5'10" x 3'1")

LIVING KITCHEN DINER 8.18m x 6.59m (Narrowing to 4.18) (26'10" x 21'7")

BEDROOM ONE 3.85m x 3.39m (12'7" x 11'1")

EN-SUITE 1.96m x 1.58m (6'5" x 5'2")

BEDROOM TWO 2.76m x 2.38m (9'1" x 7'10")

BEDROOM THREE 2.73m x 2.39m (9'0" x 7'10")

BATHROOM 2.1m x 1.79m (6'11" x 5'11")





## 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 with the correct serving of notices. The property is currently let until June 2025. North West Leicestershire District Council - Tax Band D.

## DISCLAIMER

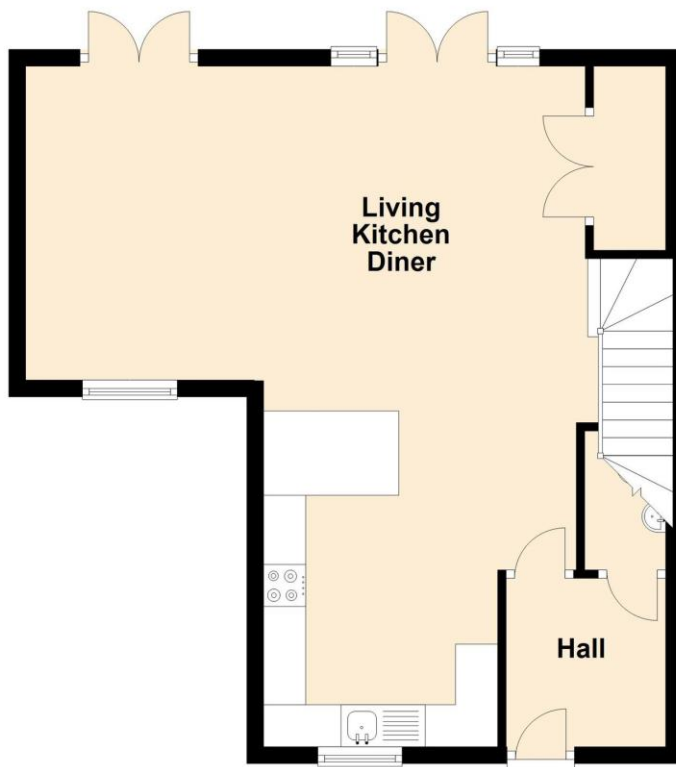
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

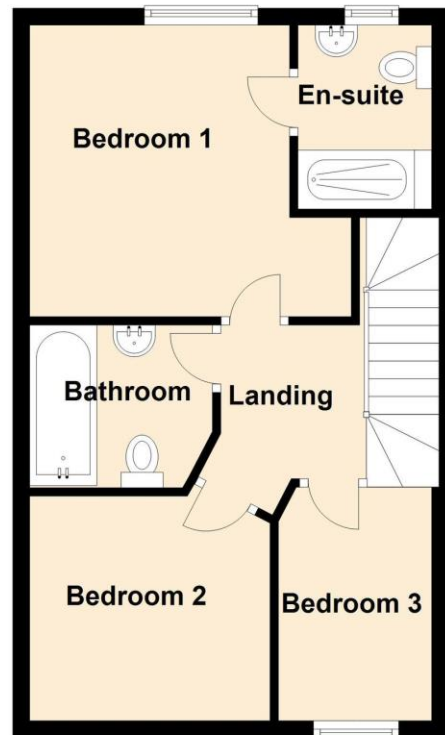
### Ground Floor

Approx. 49.1 sq. metres (528.4 sq. feet)

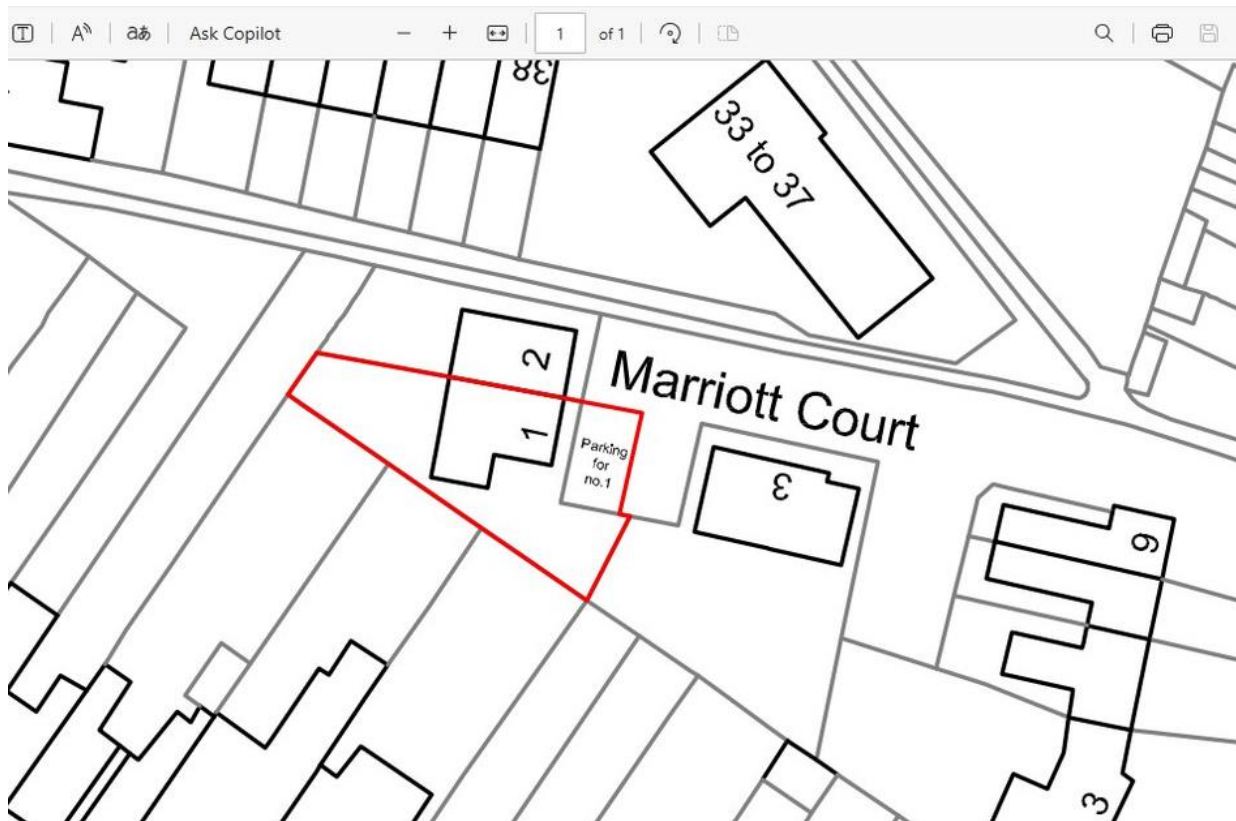


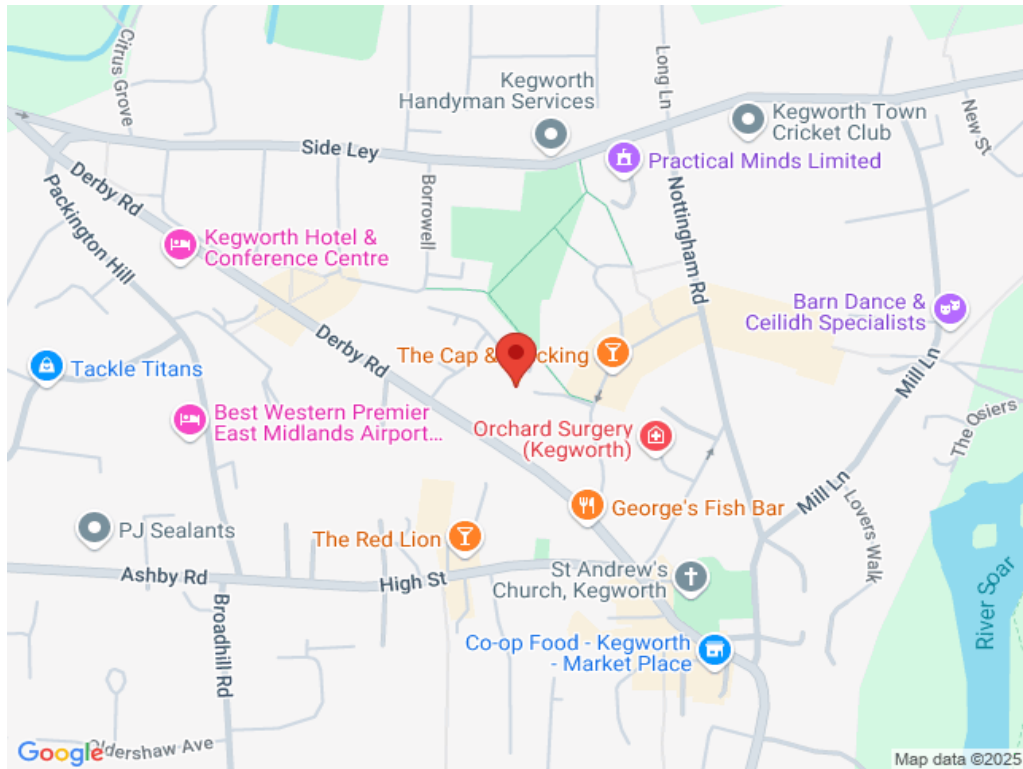
### First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 88.5 sq. metres (952.7 sq. feet)





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