



## Marriott Court, Kegworth



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**£239,000**

- THREE BEDROOM PROPERTY
- MODERN CONTEMPORARY FINISHES
- OPEN PLAN LIVING TO GROUND FLOOR
- IDEAL FAMILY HOME
- EN-SUITE SHOWER ROOM
- FINISHED TO A HIGH STANDARD
- FREEHOLD
- EPC rating C



We are delighted to present to you this stunning three bedroom property in the highly desirable village of Kegworth. This wonderful modern home would be the ideal family property or suit professional couple, with large ground floor living accommodation and three good sized bedrooms and en-suite to the master.

The layout in brief comprises of entrance hall with plenty of room for coats and shoes, ground floor modern wc with light grey laminate flooring, hidden cistern wc, vanity sink unit with white metro style tiling. The vast living, kitchen diner has the same light wood effect flooring throughout. The modern kitchen has white marble effect work surfaces and breakfast bar, built in electric oven and hob, grey high gloss base and eye level cupboard units, modern grey sink beneath the window and plumbing for a washing machine. Double doors lead out to the patio and garden. To the living area there is space for sofas and dining table and is a great open plan space.

To the first floor there are three bedrooms, bedrooms two and three are both double and are to the front of the property and have grey carpets. The master bedroom is a good size double with an alcove for wardrobes, rear elevation window and a stunning en-suite with a walk in double enclosure with chrome mixer shower, wash hand basin and wc. The family bathroom is a modern white three piece comprising of a side tap mounted bath, wash hand basin and wc.





To the outside there is parking for at least one car and at the rear of the property a fully enclosed garden with small patio area for entertaining.

Good to know: uPVC double glazed throughout, gas central heated via a combination boiler located in the kitchen.

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.

**ENTRANCE HALL** 1.95m x 1.94m (6'5" x 6'5")

**GROUND FLOOR WC** 1.73m x 0.93m (5'8" x 3'1")

**LIVING KITCHEN DINER** 8.05m x 3.6m (26'5" x 11'10")

**BEDROOM ONE** 3.31m x 2.99m (10'11" x 9'10")

**EN-SUITE SHOWER ROOM** 1.95m x 1.56m (6'5" x 5'1")

**BEDROOM TWO** 2.71m x 2.38m (8'11" x 7'10")

**BEDROOM THREE** 2.71m x 2.26m (8'11" x 7'5")

**BATHROOM** 2.09m x 1.82m (6'11" x 6'0")





## SERVICES & TENURE

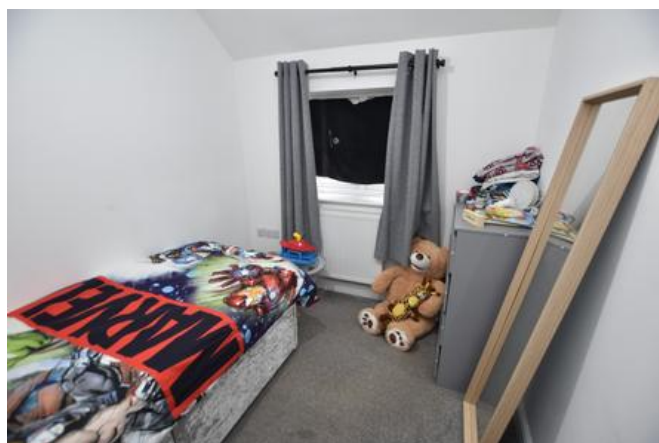
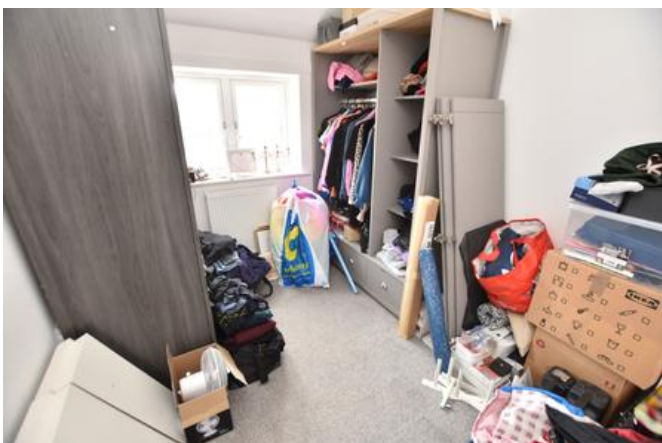
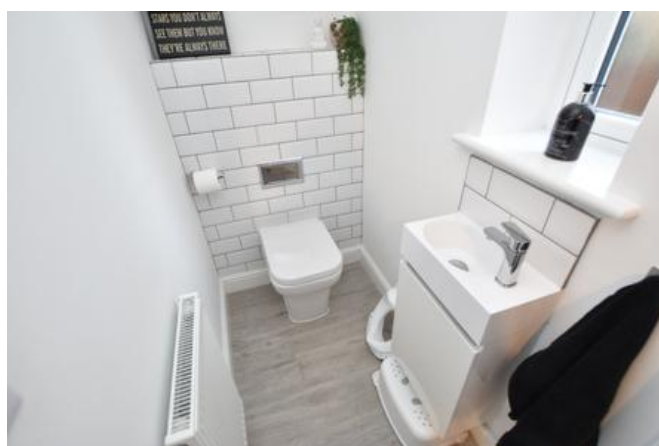
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion and upon correct serving of notices, the tenant vacates June 2025. North West Leicestershire District Council - Tax Band C.

## 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.





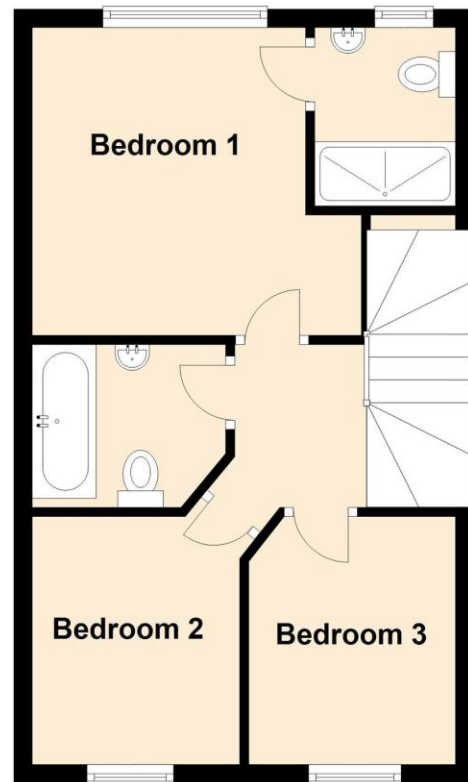
## Ground Floor

Approx. 307.6 sq. feet

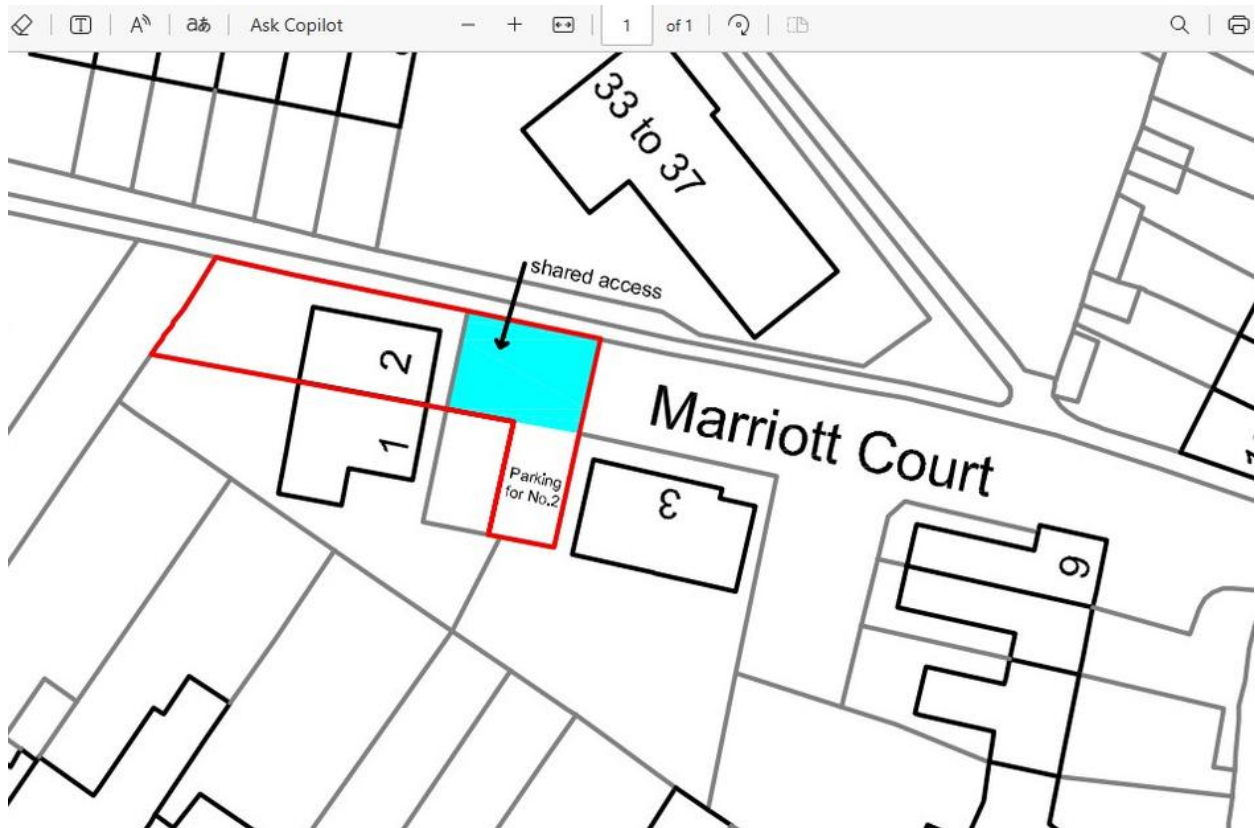


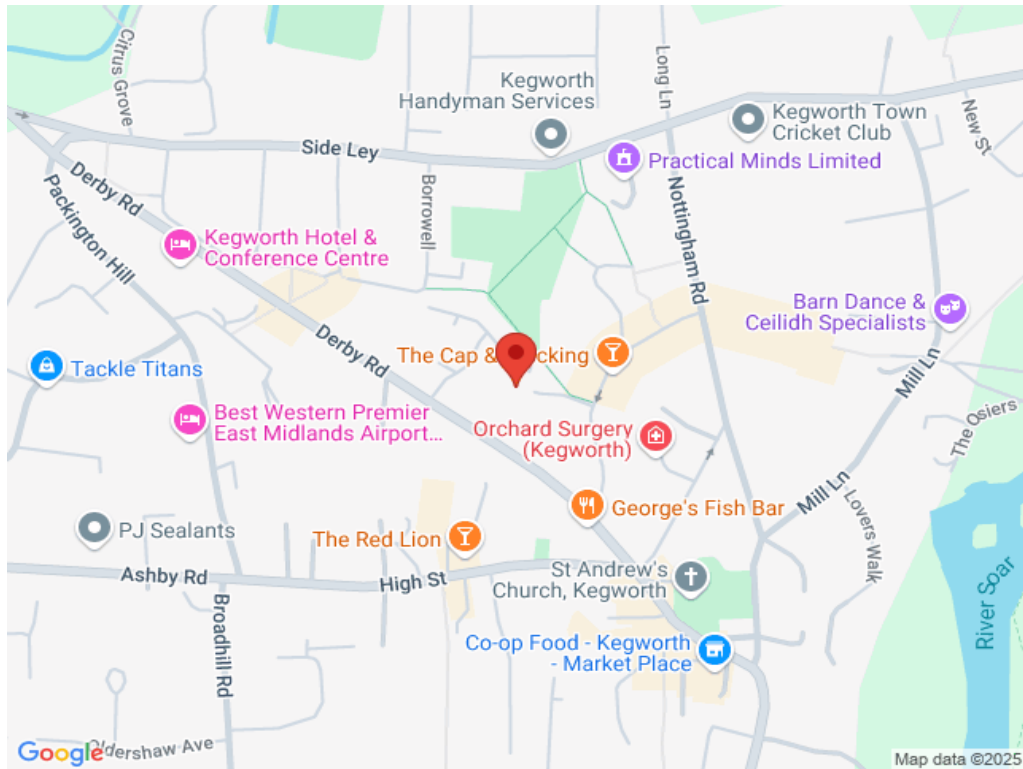
## First Floor

Approx. 401.3 sq. feet



Total area: approx. 708.9 sq. feet





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