

Sinclair



32 Gerrard Crescent, Kegworth, Derbyshire, DE74 2HQ

£925

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Semi-detached
- Cul-de-sac Location
- Front and Rear Gardens
- Council Tax Band\*: C
- Bungalow
- Garage in a block
- Available Now
- Price: £925

## Overview

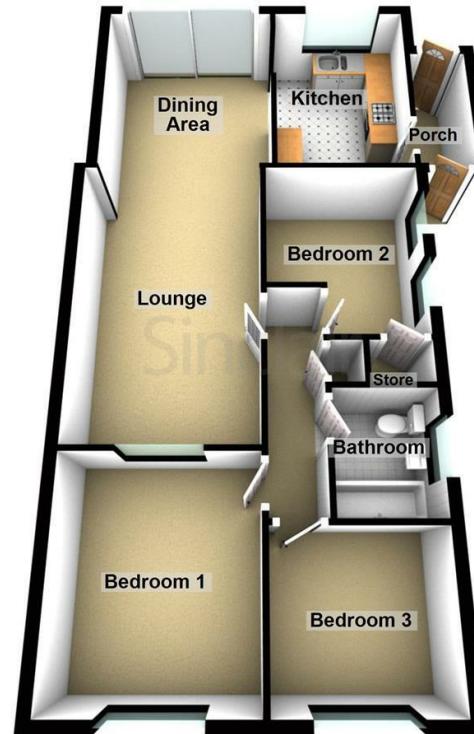
Viewing is essential to appreciate the generous accommodation on offer in this semi-detached bungalow on the edge of Kegworth! Internally there are three bedrooms, a fitted kitchen and a large living dining room with patio doors leading outside to the enclosed rear garden. The property also benefits from a garage in a block with parking space, Available now. Contact us to arrange a viewing !

## Location\*\*



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



Total area: approx. 71.2 sq. metres (766.9 sq. feet)

## Detailed Accommodation

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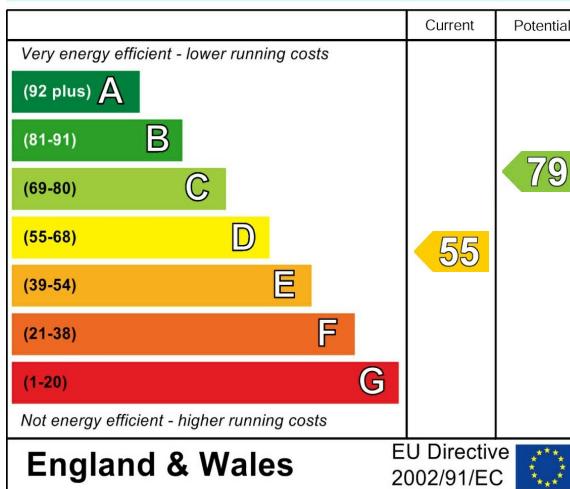
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## Energy Efficiency Rating



## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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# Sinclair

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**call Sinclair on 01509 600610**



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