



Pritchard Drive
Kegworth DERBY

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Kegworth DERBY DE74 2AZ

for sale offers over
£250,000



Property Description

A very well presented and much upgraded three bedroom semi detached home in highly convenient location with car port, garage and off road parking. The property has a gas fired central heating system and UPVC double glazing and is offered with no upward chain. In brief the accommodation comprises:- Entrance hall, re-fitted cloaks/w.c, spacious lounge, refurbished dining kitchen with integrated appliances. To the first floor are three well proportioned bedrooms, master with a range of fitted wardrobes, en suite shower room and family bathroom. To the front of the property is well landscaped fore garden with feature box hedging and inset shrubs, paved path to the front door with covered canopy and light. To the side is a tarmacked driveway providing off road parking for several vehicles with covered carport, side lighting and brick garage. To the rear the garden is beautifully landscaped with paved patio, raised border inset with shrubs, gravelled steps leading down to a shaped lawn flanked with borders inset with a variety of shrubs, outside tap and outside power point, storage area, gated side access and is enclosed with fencing. Kegworth itself offers easy access to East Midlands Airport and the M1/42 motorway, making it ideal for those looking to commute to Nottingham, Derby, Leicester, Loughborough, and even Birmingham. The village has a full range of amenities and a local primary school.

Entrance Hallway

Accessed via front panelled composite entrance door leading to the hallway with stairs off to the first floor, central heating radiator with cover, panelled door off to cloaks and a further panelled door to:-

Cloaks/W.C

Having a two piece modern white suite comprising of low level W.C, corner pedestal wash hand basin with chrome mixer tap over, central heating radiator, ceramic tiled walls and flooring, UPVC double glazed opaque

window to the front elevation and a radiator.

Lounge

16' 10" x 11' 8" narrowing to 7' 7" (5.13m x 3.56m narrowing to 2.31m)

Having UPVC double glazed windows to the front and side elevation with fitted window blinds, central heating radiator, laminate flooring and panelled door off to:-

Kitchen/ Diner

14' 10" x 9' 9" (4.52m x 2.97m)

Refurbished and having a range of matching wall and base units with laminate work surfaces over and matching upstands, ceramic tiled splashbacks, feature granite tiled flooring, plumbing and space for automatic washing machine and dishwasher, inset single drainer with one and a quarter bowl stainless steel sink unit with mixer tap over, integrated electric fan assisted oven, four burner gas hob with extractor hood and stainless steel splashback to the cooking area, wall unit housing the boiler which provides the property with domestic hot water and central heating, UPVC double glazed window to the rear elevation, feature breakfast bar providing breakfast and dining seating, central heating radiator, UPVC double glazed double opening French doors to the rear giving access to the garden, inset spot lights to the ceiling, space for fridge freezer and panelled door leads to a useful understairs store.

First Floor Landing

Having loft access.

Bedroom One

11' 5" Plus door recess x 11' 9" Max (3.48m Plus door recess x 3.58m Max)

Having five door fronted fitted wardrobes with hanging rails and shelving, central heating radiator and panelled door off to:-

En Suite Shower Room

Having a three piece modern white suite comprising of pedestal wash hand basin with chrome mixer tap, low level W.C, corner glazed shower cubicle with mains chrome shower over, UPVC double glazed opaque window to the front elevation, central heating radiator, part ceramic tiled walls, vinyl flooring, extractor fan and shaver point.

Bedroom Two

8' 3" x 8' 9" (2.51m x 2.67m)

Having UPVC double glazed window to the rear elevation with fitted blind and central heating radiator.

Bedroom Three

8' 2" x 5' 10" (2.49m x 1.78m)

Having UPVC double glazed window to the rear elevation with fitted blinds and central heating radiator.

Bathroom

Having a three piece white suite comprising of panelled bath with chrome mixer tap over, pedestal wash hand basin with chrome mixer tap and low level W.C, part ceramic tiled walls, UPVC double glazed opaque window to the side elevation, vinyl flooring, central heating radiator and extractor fan.

Outside

To the front of the property is well landscaped fore garden with feature box hedging and inset shrubs, paved path to the front door with covered canopy and light. To the side is a tarmacked driveway providing off road parking for several vehicles with covered carport, side lighting and brick garage.

To the rear the garden is beautifully landscaped with paved patio, raised border inset with shrubs, gravelled steps leading down to a shaped lawn flanked with borders inset with a variety of shrubs, outside tap and outside power point, storage area, gated side access and is enclosed with fencing.

Garage

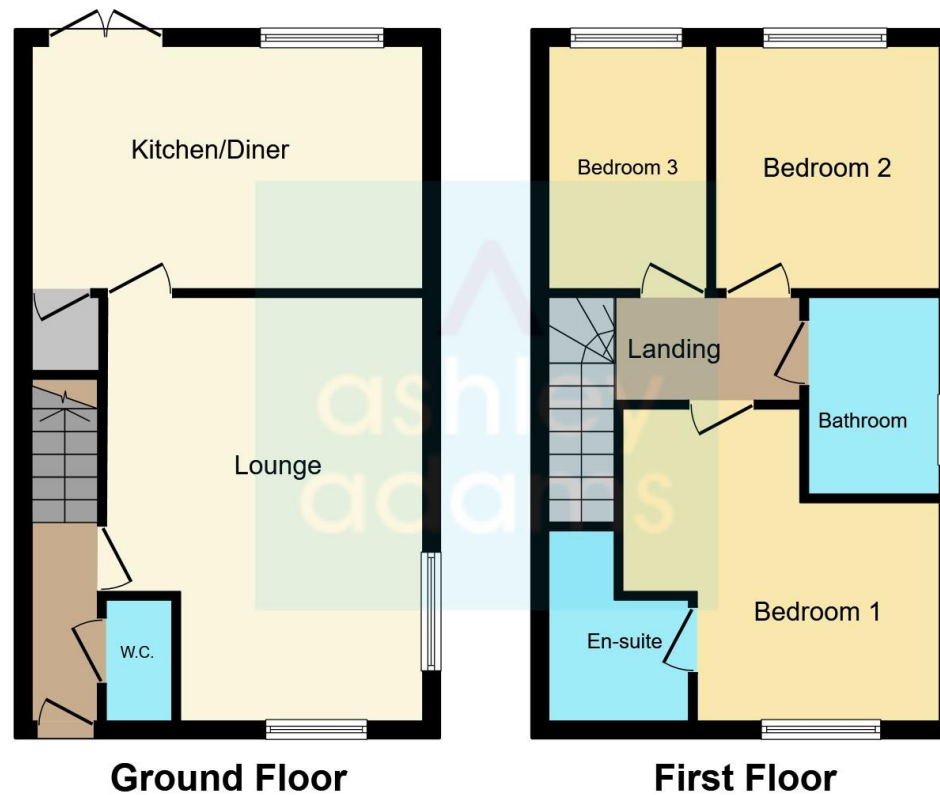
19' 9" x 9' 10" (6.02m x 3.00m)

having up and over door, light, power and roof storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure:Freehold

EPC Rating: C

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