



Smiths
your property experts

Pritchard Drive

Kegworth

- No upward chain
- Beautifully presented detached family home
- Turnkey accommodation laid out over three floors
- Spacious sitting room with direct garden access
- Fitted kitchen/diner and a downstairs WC
- Four/five bedrooms and three bathrooms
- Detached brick garage and a carport
- Low-maintenance south-facing rear gardens

General Description

Smiths Property Experts are delighted to offer for sale, with no upward chain, this superbly presented family home, occupying an elevated corner position on this modern development. Set on the outskirts of the popular village of Kegworth.

The property has been recently redecorated and has replacement carpets to the upper floors, offering now what is 'turnkey' accommodation arranged over three floors. The ground floor has a spacious living room and a fitted kitchen/diner. To the first floor there are four bedrooms and two bathrooms, and the second floor has a versatile fifth bedroom or games room, along with a further shower room. There are also low-maintenance south-facing rear gardens and a garage.





The Property

This super home offers spacious family living space and benefits from gas central heating and UPVC double glazing. The accommodation is entered through a spacious hallway with stairs off to the first floor and a ground floor WC. The kitchen/diner has Karndean flooring and is fitted with a range of base and wall units, a gas hob with double electric oven and extractor hood over, and space and plumbing for utilities. The sitting room is a naturally bright room, with a dual aspect and French doors opening to the rear garden.

The first floor landing provides access to four well-proportioned bedrooms; the main bedroom has a range of fitted wardrobes and a stylish ensuite shower room with a modern suite, and there is a separate family bathroom.

The second floor has stairs rising from the first floor and now offers a spacious fifth bedroom, with a vaulted ceiling and ample storage in the eaves. This could easily be used as a games room or home office, complemented by a further shower room with a WC.



The Outside

The property occupies a corner position with a southerly-facing rear orientation, laurel hedges to the front and side boundary, steps leading to the front door, a carport and driveway providing ample parking. There is a detached brick garage with power and light, and the rear garden is low maintenance, with a patio terrace, artificial lawn, and a raised deck ideal for barbeques and alfresco dining.



The Location

This village offers easy access to East Midlands Airport and the M1/A42 road network, 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.

Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: D.

Local Authority: North West Leicestershire District Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1840 sq.ft. (171.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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