



Smiths
your property experts

Pritchard Drive

Kegworth

- Modern three-storey detached family home
- Off-road parking and a single garage
- Private and landscaped South facing gardens
- Main bedroom with a dressing area and an en-suite
- Three further bedrooms and a family bathroom
- Kitchen/diner and a separate sitting room
- Easy access to the M1, Nottingham, and Derby
- Popular village with amenities and a primary school

General Description

Smiths Property Experts offer to the market this large four-bedroom detached home in an excellent location for easy access to the M1, Nottingham, Derby, Loughborough, and East Midlands Airport. The property is situated in a mature development on the edge of the fully serviced village of Kegworth.

The Location

Kegworth provides 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.





The Property

Benefitting from a good position on a quiet cul-de-sac development, this modern home affords uPVC double glazing and gas central heating. An impressive 1,216 square feet of internal living space comprises, in brief, four good-sized bedrooms (three large doubles), including an exceptional Principal suite on the top floor with en-suite facilities and a dressing area. There is also a family bathroom. Downstairs is a fully fitted kitchen/diner and a good-sized separate sitting room with direct garden access via glazed French doors. The entrance hall and first and second floor landings are spacious, and there is also a ground-floor WC.

The Outside

The property is elevated from the street, with steps to the front door. A partially covered driveway provides off-road parking for two large vehicles and access to a single garage behind. The rear gardens offer a private and south-facing aspect. They are landscaped with a central lawn, a flag-laid patio terrace to the immediate rear of the main house, and a raised area to the top of the garden that would make an excellent further entertaining spot or children's play area.





Property Information

EPC rating: C.

Tenure: Freehold. Council Tax Band: D.

Local Authority: North West Leicestershire.

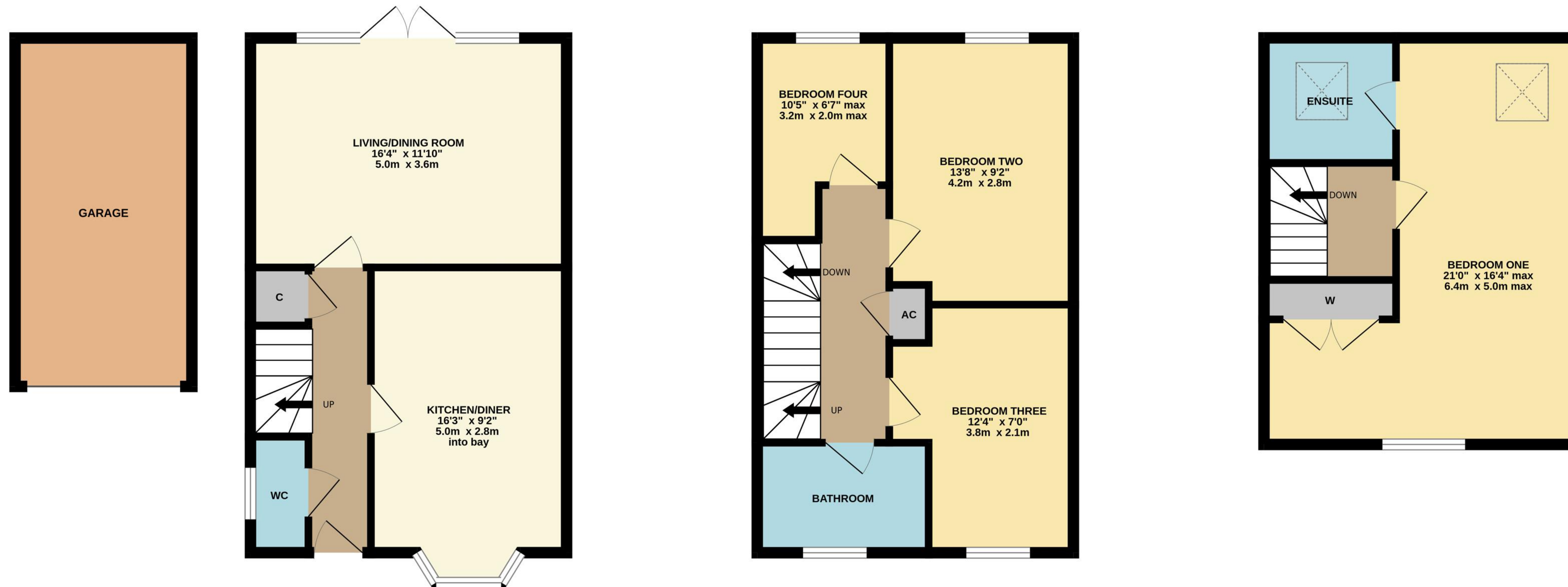
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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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