



12 Pritchard Drive, Kegworth

£260,000 Freehold

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The interior of the home consists of a roomy entrance hallway, which already showcases two of the major improvements made to the home; the fitting of high-quality hardwood flooring throughout the ground floor, as well as the installation of superb solid-oak doors to each of the rooms. This hallway provides access to the wonderfully spacious lounge, greater in size than most on the development due to the shape of the home. The lounge features from a broad south-facing window to ensure that daylight permeates the room consistently, whilst the property also benefits from a wiser smart heating system, which allows digital temperature control to each radiator and can be operated from home or away.

Onwards within the home lies the large kitchen/dining room, which is equipped with tasteful cabinetry, and integrated electric oven with gas hob above, and room for all the usual freestanding appliances. The kitchen also features space for a large dining table, as well as French doors opening to the largely un-overlooked rear garden. Finally, the ground floor is completed by the ever-convenient downstairs W.C.

The property's upper floor is equally impressive, with three exceptionally well-proportioned bedrooms; two doubles and a large single. The master bedroom is a true scene-stealer, with space to house a superking-size bed with ease, as well as featuring built-in wardrobes and a delightful en-suite shower room. The two remaining bedrooms are served by the luxurious bathroom, upgraded from the original specification of the home, and featuring a full-length bath with shower above.

Externally, the home is served by a detached single garage to the side of the home, which benefits from light and power, as well as a multi-car driveway. An area of shrubbery to the front is a welcome character feature, whilst the rear is served by a low-maintenance landscaped garden, spread over two tiers. The higher of the two benefits from an excellent patio, as well as easy to care for slate shingles, whilst the lower tier forms a delightfully-private decking area with summerhouse. The garden benefits from three double, with a double socket in the summerhouse.

Pritchard Drive is exceptionally well connected, with easy access to the M1 and the A6 for commuters, as well as Kegworth village centre.

Kegworth is a charming village in North-West Leicestershire, renowned for both its rich history - dating back almost 1500 years - and exciting modern day connections. Could this historic hub house your next home?

Council Tax band: C

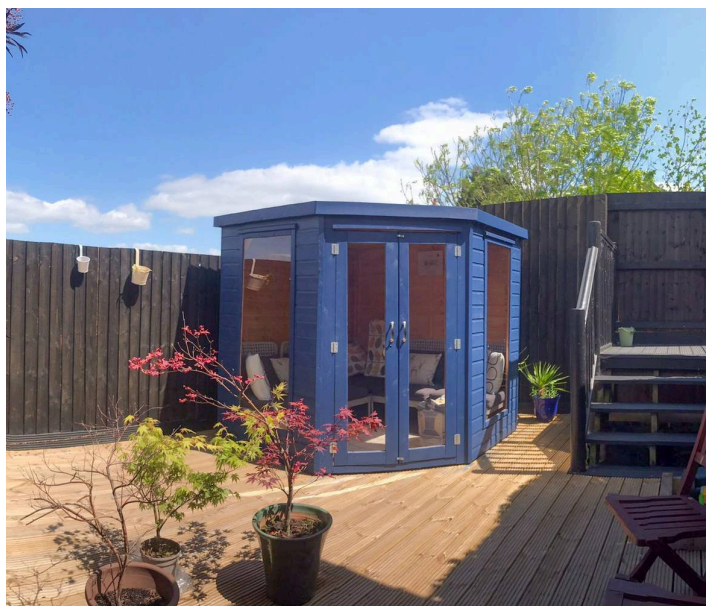
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Hallway

Living Room

17' 0" x 12' 1" (5.17m x 3.69m)

Kitchen

9' 8" x 16' 4" (2.94m x 4.97m)

W.C.

5' 0" x 3' 0" (1.53m x 0.91m)

Landing

Master Bedroom

15' 1" x 13' 11" (4.59m x 4.25m)

Master Ensuite

8' 10" x 5' 7" (2.70m x 1.69m)

Bedroom Two

8' 2" x 10' 2" (2.49m x 3.11m)

Bedroom Three

8' 2" x 5' 10" (2.49m x 1.79m)

Bathroom

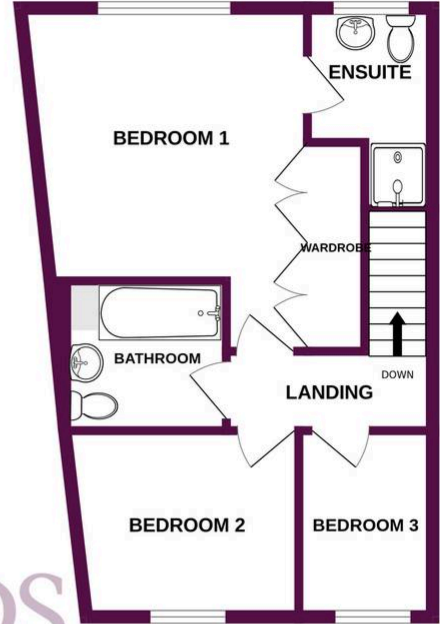
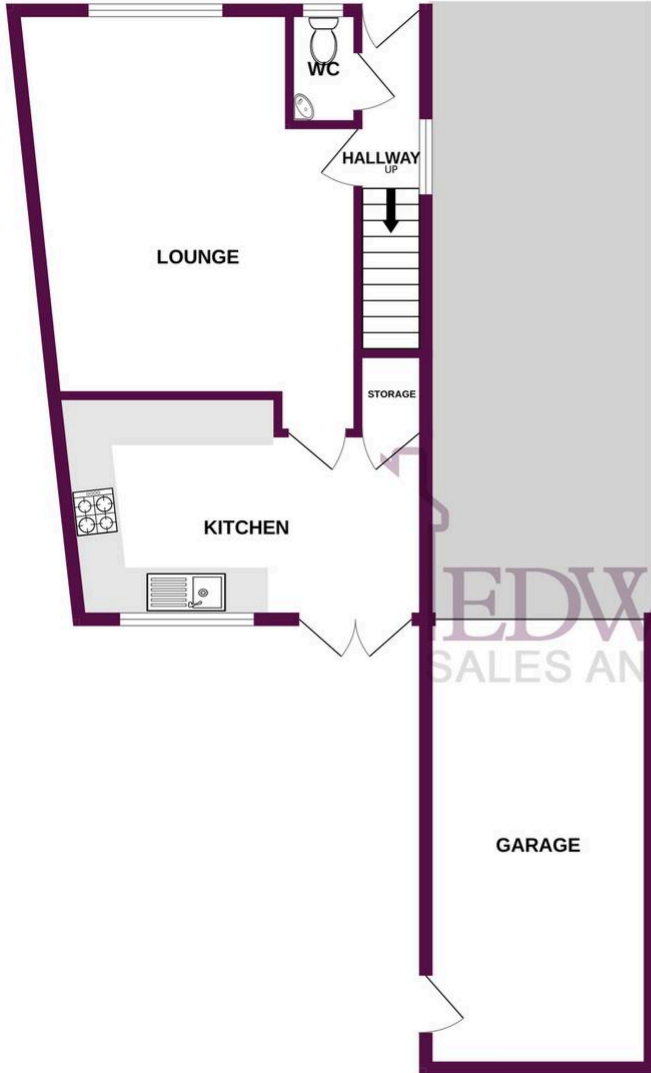
7' 1" x 6' 7" (2.16m x 2.00m)

Garage

19' 8" x 9' 10" (6.00m x 3.00m)

638 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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