



70 Pritchard Drive

Kegworth, Derby, DE74 2AZ

Offers In The Region Of £210,000



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ACCOMMODATION

LOWER FLOOR

ENTRANCE HALL

11'8" x 3'4" (3.58 x 1.02)

With laminated flooring, central heated radiator, doors leading to downstairs WC, Kitchen, Lounge and stairs leading to first floor.

LOUNGE

13'1" x 11'1" (4.01 x 3.38)

With UPVC double glazed doors opening to a seated area and garden, laminate flooring, central heated radiator and useful under stair cupboard.

KITCHEN

11'8" x 6'3" (3.56 x 1.91)

With a range of fitted wall and base units, built in electric oven and gas hob with extractor hood and complementing work surfaces. A UPVC window over looking the front of the property and Central heating radiator.

GUEST CLOAKROOM

5'8" x 2'9" (1.73 x 0.86)

With a UPVC double glazed window. A suite comprising of a WC, pedestal wash basin and central heating radiator.

UPPER FLOOR

LANDING

With access to the roof space. Rooms leading off.

BEDROOM ONE

13'1" x 7'10" (3.99 x 2.39)

With UPVC double glazed window, laminate flooring and central heating radiator.

BEDROOM TWO

13'1" x 8'0" (max) (3.99m x 2.44m (max))

With UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

6'9" x 6'3" (2.08 x 1.93)

With a suite comprising of bath with shower over and fitted shower screen. WC. Wall mounted wash hand basin and central heating radiator.

FRONT OF PROPERTY

The property sits in a quiet position and is accessed via the Tarmac driveway which provides off road parking. Decorative Stone to the front providing access to the front door.

OUTSIDE REAR

With a private enclosed garden, consisting of a terrace, a traditional lawn with a beautiful private decking area for entertaining which is enclosed by fencing and shrubbery borders.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for

illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

Regulatory Information

Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

We are members of a government-approved redress scheme, providing our clients and

consumers with access to independent dispute resolution services.

Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, ensuring that client funds are protected in accordance with current legislation.



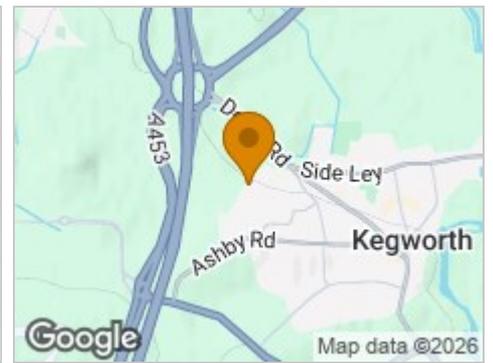
Road Map



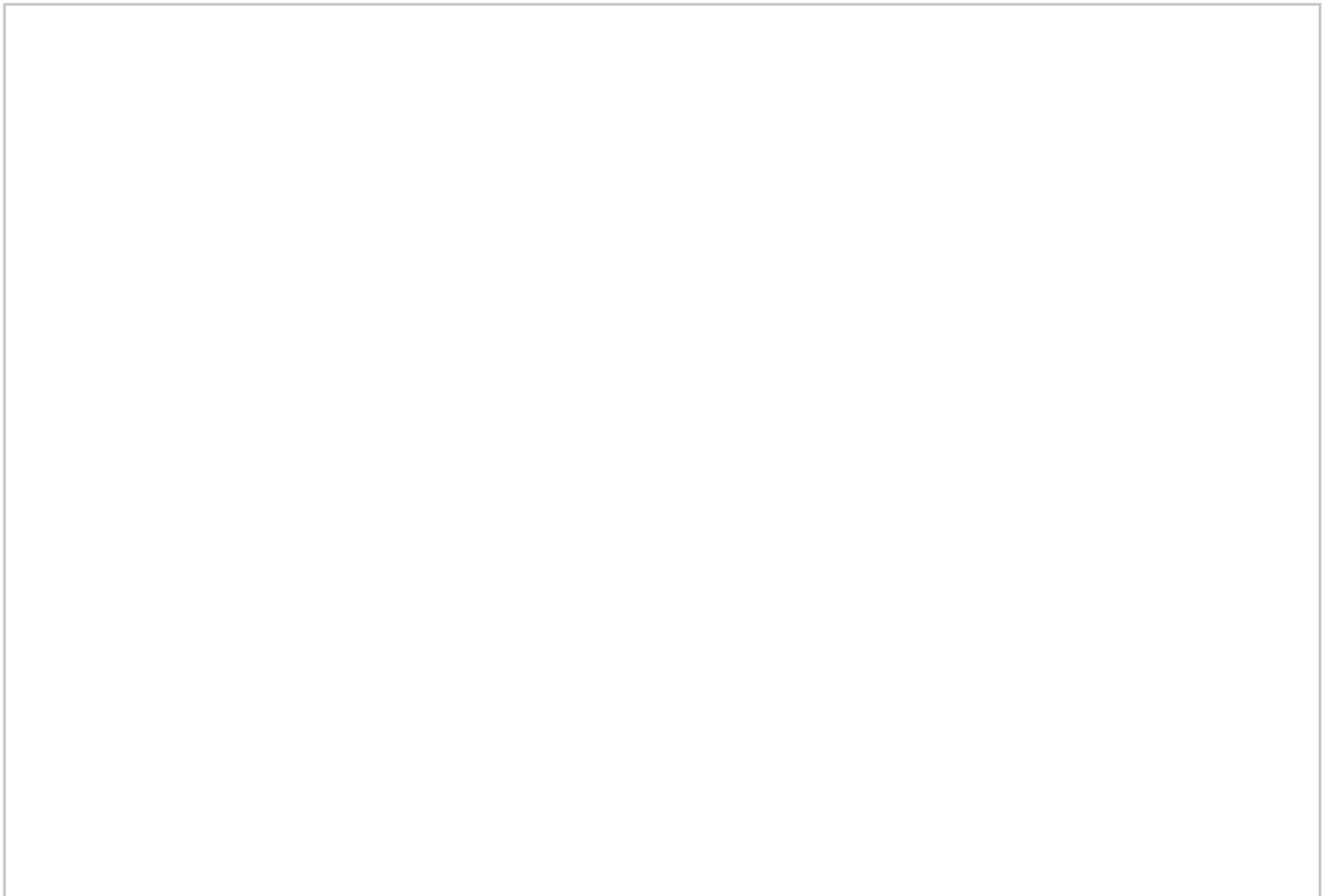
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.