





**** IMPRESSIVE EXTENDED FIVE BEDROOM
DETACHED PROPERTY ON A SUPERB PLOT ****
IMMACULATELY PRESENTED FAMILY HOME ****

This is a deceptive and flexible family home, beautifully presented throughout and in brief offers a porch and entrance hall, sitting room and a lounge opening up into the dining kitchen, utility room and a boot room, ground floor shower room. The first floor offers three double bedrooms, en suite and dressing room to the master bedroom. Family bathroom with a bath and shower. The second floor offers 2 double bedrooms and a bathroom, access into the loft space. Gated drive with ample parking and turning space, single garage with a rear workshop. Great size rear garden with a cabin currently set up as a bar.

Diseworth is a small village offering a farm shop, public house and village hall. Castle Donington is located close by with a full range of amenities, excellent road networks and close to East Midlands airport.

A viewing appointment is highly recommended to fully appreciate this family home.



HALL

Entrance door into the porch with upvc double glazed window and a door into the hall.

HALL

Stairs to the first floor, under stairs storage cupboard, radiator and doors to -

SITTING ROOM

Radiator and upvc double glazed window.

LOUNGE

Upvc double glazed window to the front, radiator and open through to -

DINING AREA

Upvc double glazed doors onto the garden and a radiator, open through to the kitchen.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Two fitted electric ovens, warming drawer and a microwave oven, induction hob with extractor, integrated dishwasher and a fridge, radiator and a upvc double glazed window.

INNER HALL

Doors to -

UTILITY ROOM

Fitted cupboards and work surfaces, double bowl sink unit, fitted electric oven with a gas hob, appliance spaces, upvc double glazed window, radiator and a pull down ladder giving access to the office.

OFFICE

Two sky light windows and eaves storage cupboards.



SHOWER ROOM

Corner shower cubicle, vanity sink unit with wash hand basin and storage under, low flush wc and a chrome ladder style radiator.

BOOT ROOM

Plumbing and space for a washing machine and further appliance spaces. Fitted cupboards and work surface, central heating boiler, upvc double glazed window and a door to the garden.







FIRST FLOOR LANDING

Upvc double glazed window with views over the garden and countryside. Stairs to the second floor and doors to -

BEDROOM 1

Upvc double glazed window to the front, radiator and a door to the en suite.

EN SUITE

Panel enclosed bath with a fitted tv, separate shower, low flush wc, vanity sink unit with wash hand basin and a storage cupboard under, chrome ladder style radiator.

DRESSING ROOM

Upvc double glazed window over looking the garden and with countryside views, radiator.

BEDROOM 2

Built in wardrobe, upvc double glazed window, radiator.

BEDROOM 3

Upvc double glazed window over looking the garden and with countryside views, radiator.

BATHROOM

Panel enclosed bath, separate shower, his and hers vanity sink units with wash hand basins and storage under, low flush wc, chrome ladder style radiator and a upvc double glazed window.

SECOND FLOOR LANDING

Door giving access into the loft and doors to -

BEDROOM 4

Built in wardrobes, upvc double glazed window over looking the garden and with countryside views, radiator.

BEDROOM 5

Two upvc double glazed window over looking the garden and with countryside views, radiator.

BATHROOM

P-shape panel enclosed bath with a shower and shower screen, vanity sink unit with wash hand basin and a storage cupboard under, low flush wc, chrome ladder style radiator.

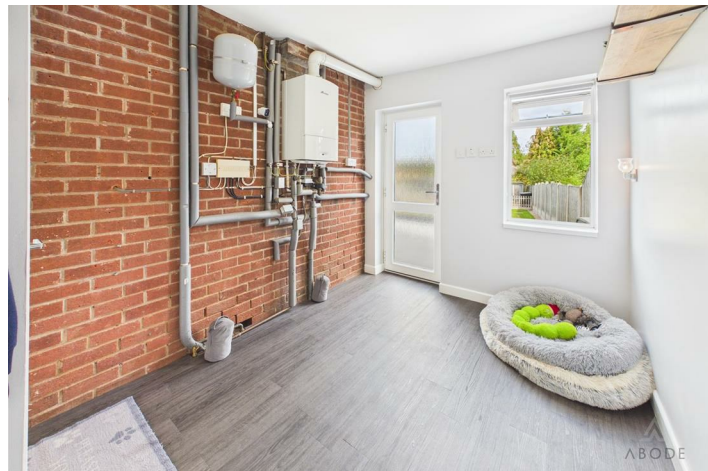
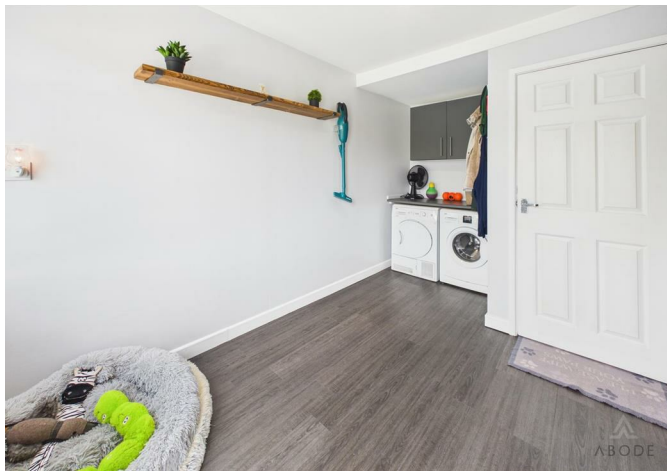
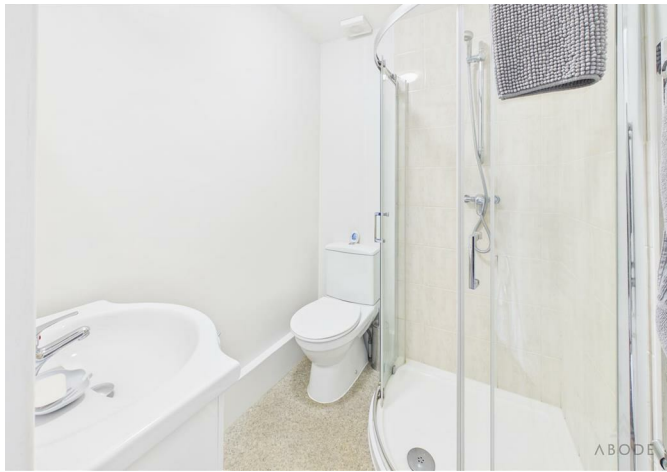
OUTSIDE

Secure gates lead to a private drive providing ample parking and turning space. Raised beds and a single garage currently used as a home gym. Door to the rear work shop and a personal door into the garden. The rear garden offers paved and decked seating areas and an extensive lawn.

BAR/HOME OFFICE/GYM

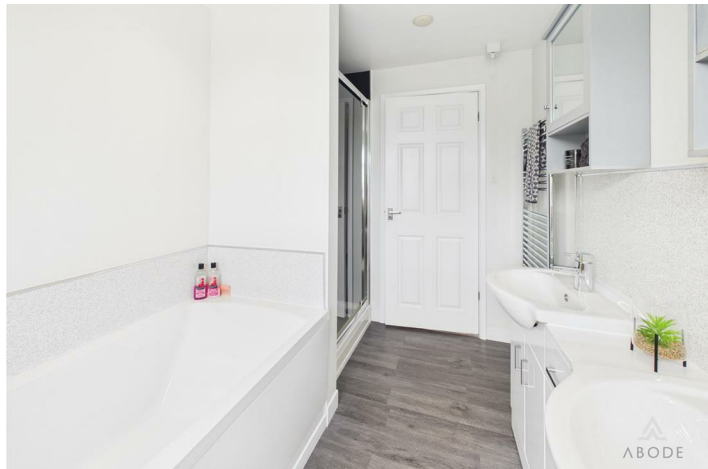
Detached timber cabin with power and lights, currently used and set up as a home bar.

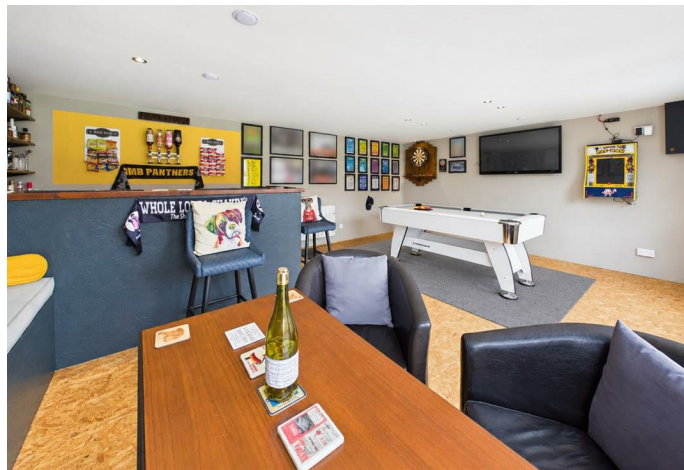


















Approximate total area⁽¹⁾

278.9 m²
3002 ft²

Reduced headroom

11.4 m²
123 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 1



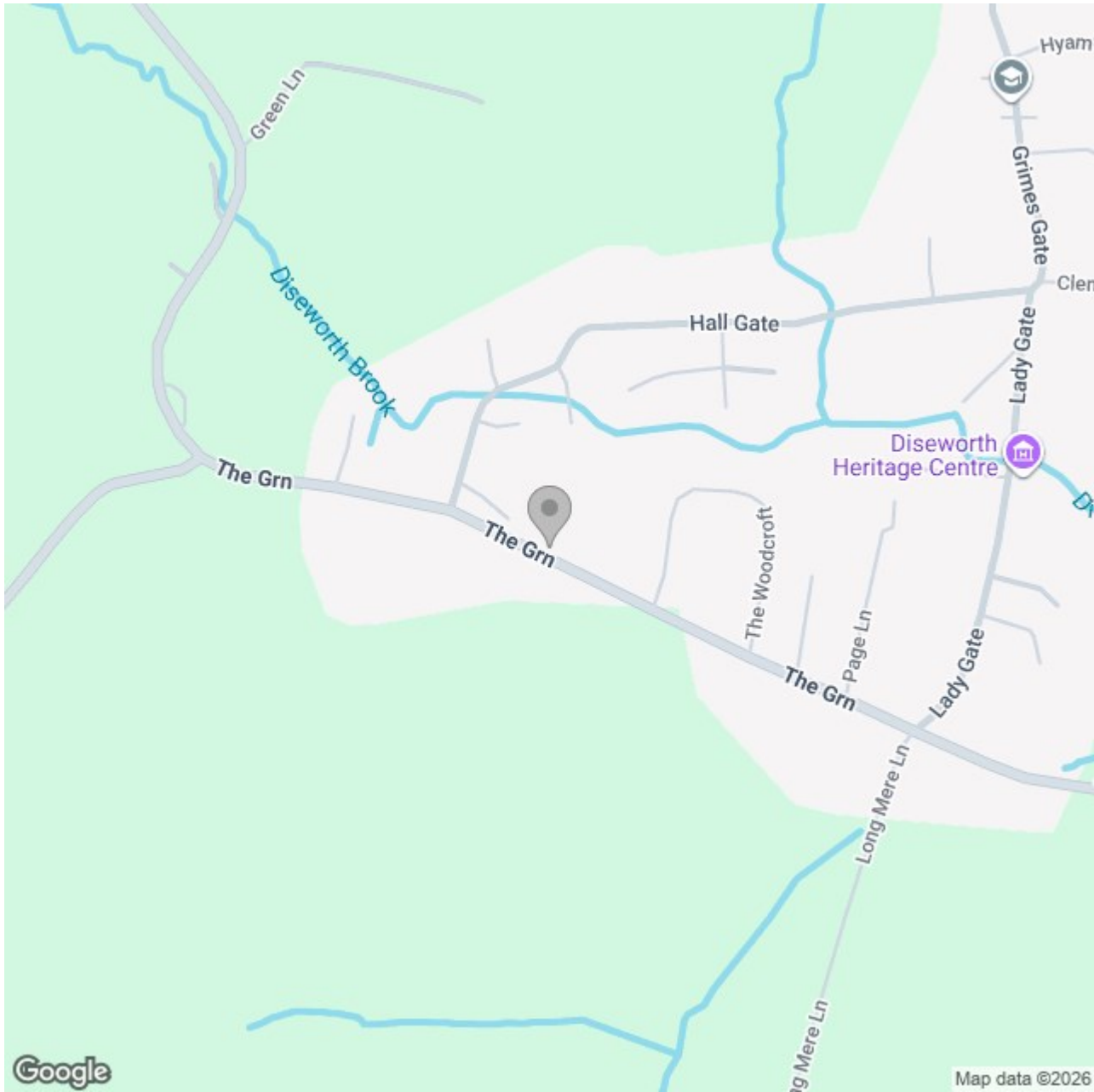
Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC