

HoldenCopley

PREPARE TO BE MOVED

Page Lane, Diseworth, Derbyshire DE74 2QP

Guide Price £750,000 - £800,000



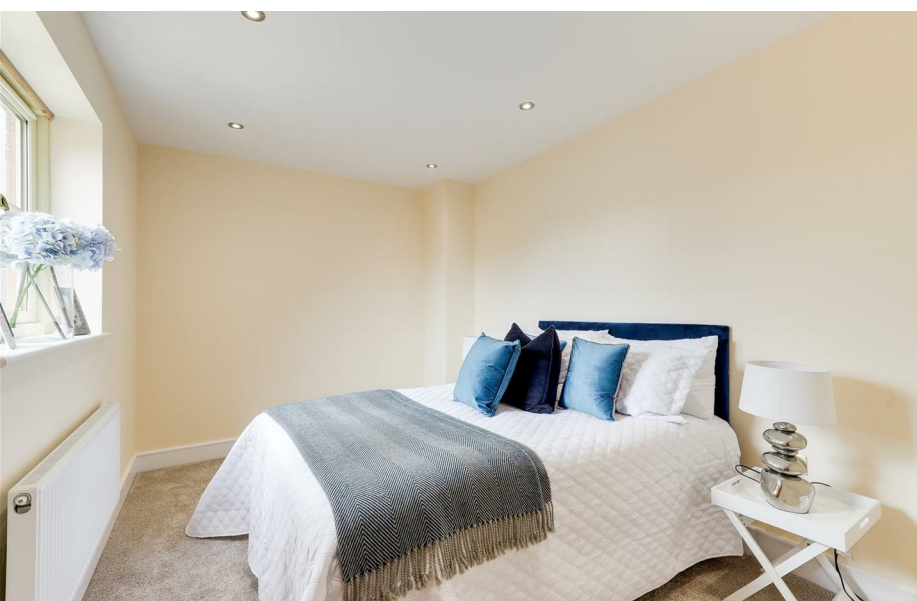
GUIDE PRICE: £750,000 - £800,000

PREPARE TO BE IMPRESSED...

This substantial five-bedroom detached house, constructed within recent years, sits on a generous-sized plot and boasts spacious accommodation both inside and out, beautifully presented and perfect for any growing family looking for their forever home. Situated within a picturesque village with excellent transport links, including proximity to East Midlands Airport and major motorways. The area boasts beautiful countryside, a strong sense of community, and convenient access to local amenities, schools, and recreational facilities, making it an ideal location for families and professionals alike. The property benefits from a range of modern fixtures and fittings including luxury flooring, recessed spotlights, underfloor heating, and more. It also has approved planning to fully convert the loft into additional bedrooms (via North West Leicestershire District Council, ref: 23/00212/FUL). Internally, the ground floor comprises an entrance hall, a W/C, and a contemporary fitted breakfast kitchen with a dining area featuring a fully glass vaulted ceiling that allows plenty of natural light to flood through. Additional rooms on the ground floor include a utility room, a dining room, a study, a living room, and a family room, with access to the double garage. The first floor offers five double bedrooms serviced by a four-piece bathroom suite, with the master benefiting from a walk-in wardrobe and an en-suite. Outside, the front of the property features a driveway for numerous cars, while the rear boasts an enclosed garden with a sandstone patio area, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Substantial Detached House
- Five Double Bedrooms
- Stylish Fitted Kitchen Diner
- Three Reception Rooms
- Underfloor Heating
- Two Modern Bathrooms & Ground Floor W/C
- Off-Road Parking & Double Garage
- Generous-Sized Garden
- Planning Permission Granted For Full Loft Conversion To Additional Bedrooms
- Quiet Village Location





GROUND FLOOR

Entrance Hall

14'9" x 6'11" (4.50 x 2.13)

The entrance hall has Herringbone flooring with underfloor heating, a wall-mounted digital thermostat, coving to the ceiling, recessed spotlights, a wall-mounted security alarm panel, an oak staircase with glass panels, and a single door providing access into the accommodation.

W/C

5'1" x 3'5" (1.56 x 1.05)

This space has a concealed dual flush W/C, a wash basin with fitted storage underneath, a radiator, fully tiled walls, recessed spotlights, and an extractor fan.

Breakfast Kitchen

17'7" x 15'1" (5.37 x 4.60)

The kitchen has a range of fitted shaker-style base and wall units, a central breakfast bar island, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated dishwasher, an integrated double oven, an induction hob with an overhead extractor, an integrated fridge freezer, Amtico LVT flooring with underfloor heating, a wall-mounted digital thermostat, recessed spotlights, coving to the ceiling, a fitted window seat, two double-glazed windows, and open plan to the dining area.

Dining Area

14'7" x 5'5" (4.47 x 1.66)

The dining area has continued Amtico LVT flooring with underfloor heating, a glass vaulted ceiling, recessed spotlights, a single door leading into the double garage, a full height double-glazed window, and double French doors opening out to the garden.

Utility Room

8'2" x 6'2" (2.49 x 1.88)

The utility room has a range of fitted shaker-style base and wall units, an undermount sink with a swan neck mixer tap and draining grooves, an integrated washing machine, Amtico LVT flooring with underfloor heating, recessed spotlights, coving to the ceiling, and a single door providing access outdoors.

Double Garage

18'10" x 18'2" (5.75 x 5.55)

The double garage has power points, ceiling strip lights, a wall-mounted tap, a double-glazed obscure window, and double electric up and over door opening out onto the driveway.

Passage

6'7" x 2'9" (2.01 x 0.85)

The passage has Amtico LVT flooring, recessed spotlights, and coving to the ceiling.

Dining Room

15'4" x 11'2" (4.69 x 3.41)

The dining room has carpeted flooring with underfloor heating, a wall-mounted digital thermostat, a double-glazed window, recessed spotlights, and double French doors opening out to the garden.

Study

The study has a double-glazed window, carpeted flooring with underfloor heating, recessed spotlights, an exposed beam on the ceiling, and a wall-mounted network cabinet.

Living Room

18'4" x 12'9" (5.60 x 3.89)

The living room has a double-glazed window, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, coving to the ceiling, recessed spotlights, a recessed chimney breast alcove with a log-burning stove, wooden beam and tiled hearth, a TV point, and bi-folding doors opening out onto the patio.

Family Room

11'8" x 11'8" (3.56 x 3.56)

The family room has a vaulted ceiling with two skylights, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, a TV point, a double-glazed window, full height double-glazed windows, and bi-folding doors opening out onto the patio.

FIRST FLOOR

Landing

17'8" x 8'0" (5.40 x 2.46)

The landing has two double-glazed windows, carpeted flooring, a radiator, recessed spotlights, an oak banister with glass panels, a wall-mounted security alarm panel, an in-built double door cupboard, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

13'10" x 11'9" (4.22 x 3.59)

The main bedroom has two double-glazed windows, carpeted flooring, recessed spotlights, a radiator, a wall-mounted digital thermostat, access into the walk-in-wardrobe, and access into an en-suite.

Walk-In-Wardrobe

5'6" x 4'10" (1.70 x 1.48)

This space has carpeted flooring, a radiator, and recessed spotlights.

En-Suite

8'5" x 5'4" (2.58 x 1.65)

The en-suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted chrome fixtures, a chrome heated towel rail, fully tiled walls, tiled flooring with underfloor heating, recessed spotlights, an extractor fan, and two double-glazed obscure windows.

Bedroom Two

14'7" x 10'2" (4.46 x 3.11)

The second bedroom has two double-glazed windows, carpeted flooring, a radiator, and recessed spotlights.

Bedroom Three

12'8" x 8'8" (3.88 x 2.65)

The third bedroom has a double-glazed window, carpeted flooring, a radiator, and recessed spotlights.

Bedroom Four

12'9" x 8'8" (3.89 x 2.66)

The fourth bedroom has a double-glazed window, carpeted flooring, a radiator, and recessed spotlights.

Bathroom

13'8" x 7'1" (4.17 x 2.17)

The bathroom has a low level dual flush W/C, a vanity unit wash basin,

Passage

5'0" x 3'4" (1.53 x 1.02)

The overhead passage has carpeted flooring, an oak banister with glass panels, and provides access to the fifth bedroom.

Bedroom Five

17'8" x 17'8" (5.40 x 5.40)

The fifth bedroom has a skylight window, a vaulted ceiling, recessed spotlights, and a radiator.

SECOND FLOOR - PROPOSED PLANS

There are proposed plans and planning permission granted for adding two additional bedrooms, a snug, and an en-suite - Application reference 23/00212/FUL via North West Leicestershire District Council.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking, access into the double garage, courtesy lighting, external power sockets, two small lawned areas, blue slate chipped areas, fence panelled boundaries, and gated access to the garden.

Rear

To the rear of the property is an enclosed garden with a light smooth buff sandstone patio area, a wrap-around lawn, external power sockets, courtesy lighting, various plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband - Openreach

Broadband Speed - Superfast - 47 Mbps (Highest available download speed) 8 Mbps (Highest available upload speed)

Phone Signal - Some good coverage for 3G / 4G / 5G

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years

Area - high risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - North West Leicestershire District Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

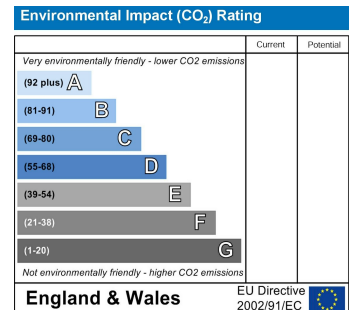
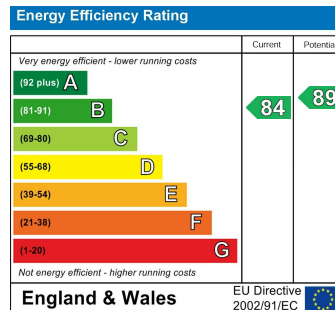
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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proposed roof plan
permission number 23/00212/FUL dated 19.04.23

FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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