

HoldenCopley

PREPARE TO BE MOVED

Grimesgate, Diseworth, Derbyshire DE74 2PD

Offers Over £650,000

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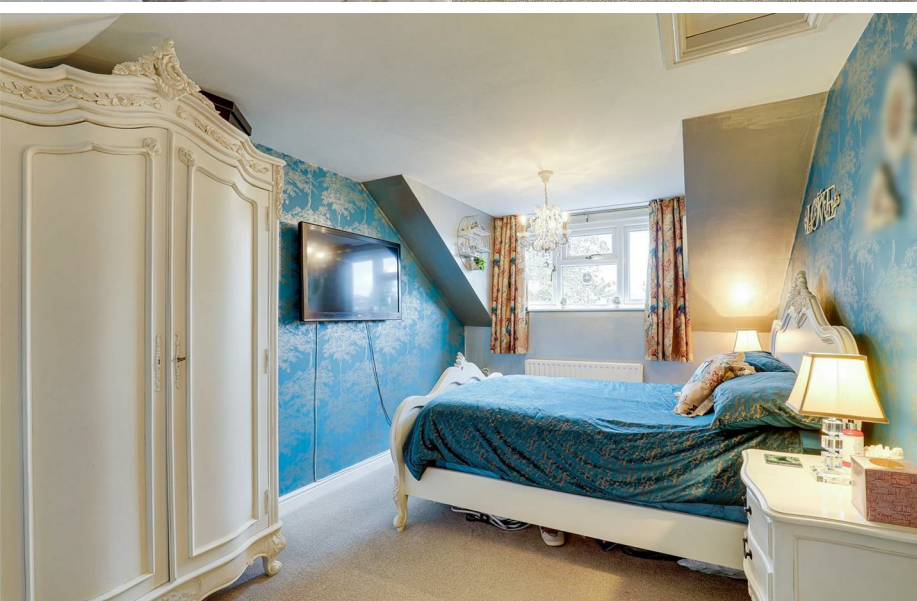


DETACHED DORMER BUNGALOW SET ON A GENEROUS PLOT...

This detached former bungalow offers a wealth of spacious and versatile accommodation, making it the perfect home for a family buyer looking to move straight in. Set on a generous plot in the desirable village of Diseworth, this property enjoys a peaceful rural setting surrounded by open fields, while benefiting from excellent connectivity—ideally located near Junction 23A of the M1 and East Midlands Airport, with easy access to Nottingham, Derby, and Leicester. Internally, the ground floor comprises an entrance hall, a spacious living room with a log burner, a modern fitted kitchen, a separate dining room, a useful utility room, a shower room, and a versatile additional reception room that could be used as a double bedroom or home office. There is also internal access to the integral garage. Upstairs, the first floor hosts three generously sized double bedrooms, including a master with built-in wardrobes and a contemporary en-suite. A four-piece family bathroom with a freestanding bathtub and access to a fully boarded loft complete the upper level. Externally, the property sits behind double gates with a large block-paved driveway providing off-street parking for up to five vehicles, along with an electric vehicle charging point. The property also benefits from a security alarm system and CCTV for added peace of mind. To the rear is an expansive and beautifully maintained garden featuring two paved patio seating areas, a well-kept lawn, mature greenery, a pond, and a useful garden shed—perfect for outdoor entertaining and family life.

MUST BE VIEWED





- Detached Dormer Bungalow
- Four Double Bedrooms
- Two Spacious Reception Rooms
One With Log Burner
- Well Appointed Fitted Kitchen
& Utility Room
- Ground Floor Shower Room
- Four Piece Bathroom & En-Suite
- Ample Off-Road Parking With
EV Charger & Integral Garage
- Expansive Private Rear Garden
- Beautifully Presented Throughout
- Desirable Village Location





GROUND FLOOR

Entrance

20’8" × 13’1" (6.31m × 3.99m)
The entrance has Parquet flooring, a radiator, partially panelled walls, coving and a single composite door providing access into the accommodation.

Hall

15’1" × 5’9" (4.61m × 1.77m)
The hall has a UPVC double-glazed window to the front elevation, Karndeian flooring, a radiator and partially panelled walls.

Living Room

21’2" × 19’1" (6.47m × 5.83m)
The living room has UPVC double-glazed windows with bespoke fitted shutters to the side and rear elevations, Parquet flooring, two column radiators, a log burner with a hearth and partially tiled walls, coving and UPVC French doors providing access out to the garden.

Kitchen

14’9" × 11’8" (4.50m × 3.56m)
The kitchen has a range of fitted base and wall units with worktops and kickboard lighting, space for a Range cooker with an extractor hood, an integrated dishwasher and fridge, a stainless steel sink and a half with a drainer and a swan neck mixer tap, vinyl click flooring, a radiator, space for a dining table, recessed spotlights, UPVC double-glazed windows to the rear and a single UPVC door providing access out to the garden.

Dining Room

12’4" × 10’11" (3.78m × 3.33m)

Utility Room

11’1" × 8’7" (3.40m × 2.62m)
The utility room has a range of fitted base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, a stainless steel sink and a half with a drainer and a swan neck mixer tap, vinyl click flooring, a wall-mounted boiler, access into the garage and a single UPVC door providing access out to the garden.

Bedroom Four

12’4" × 9’5" (3.78m × 2.88m)
The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and coving.

Bathroom

8’4" × 5’4" (2.56m × 1.63m)
The bathroom has a low level flush W/C, a vanity style wash basin, a full length bathroom cabinet, a fitted shower enclosure with an electric shower, vinyl flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Garage

16’0" × 8’8" (4.89m × 2.66m)
The garage has lighting and an electric garage door.

FIRST FLOOR

Landing

18’4" × 5’10" (5.59m × 1.79m)
The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring and provides access to the first floor accommodation.

Hall

20’6" × 4’1" (6.26m × 1.27m)
The hall has carpeted flooring, a radiator, eaves storage and a built-in cupboard.

Master Bedroom

16’7" × 10’0" (5.07m × 3.06m)
The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, built-in floor to ceiling wardrobes with drawers and access into the en-suite.

En-Suite

8’9" × 5’10" (2.67m × 1.80m)
The en-suite has a low level flush W/C, a vanity style wash basin, a walk in shower enclosure with an electric shower, cushion flooring, partially tiled walls, a heated towel rail, eaves storage and recessed spotlights.

Bedroom Two

16’0" × 9’1" (4.89m × 2.78m)
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the boarded loft.

Bedroom Three

14’0" × 9’8" (4.29m × 2.95m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the boarded loft.

Bathroom

12’2" × 9’7" (3.72m × 2.93m)
The bathroom has a low level flush W/C, a vanity style wash basin, a walk in shower enclosure with an electric shower, a freestanding double-ended bath tub with a freestanding mixer tap, vinyl flooring, partially tiled walls, a radiator, an extractor fan, access into the boarded loft and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a block paved driveway accessed via double gates and space for up to five vehicles with an electric vehicle charging point.

Rear

To the rear is an expansive private garden with two paved patio seating areas, a lawn, mature shrubs and trees, various plants, a pond, an outdoor tap, a shed and courtesy lighting.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Superfast - 77 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
Phone Signal – All 4G & some 3G & 5G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - North West Leicestershire District Council - Band D
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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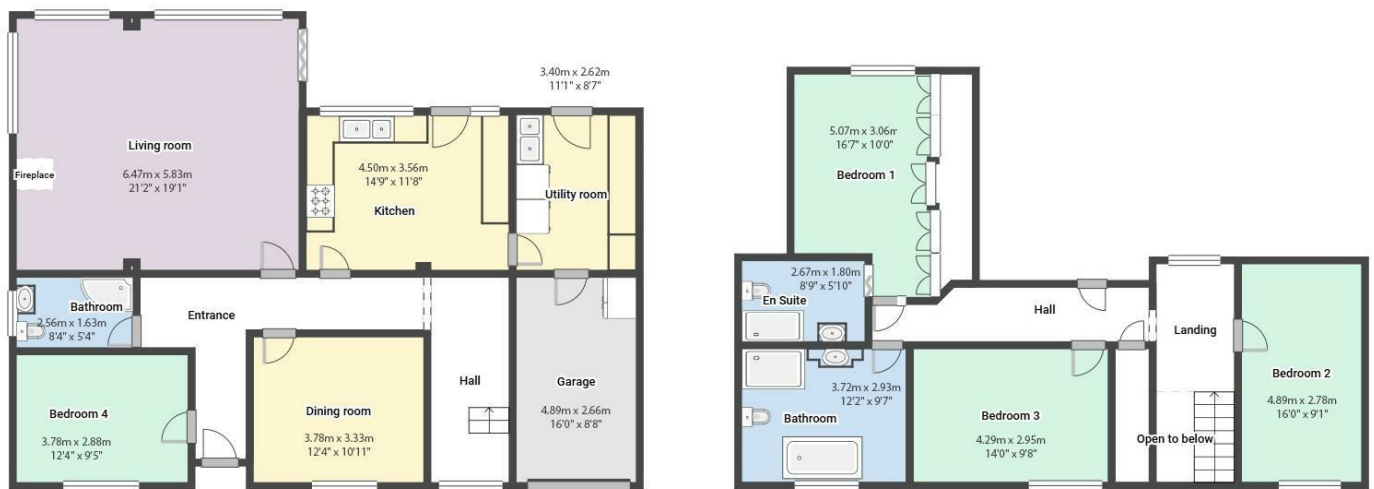
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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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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