



4 Old Hall Court, Diseworth, DE74 2TL

Offers Over £575,000

SOLD WITH NO UPWARD CHAIN

This stunning Bespoke four bedroom barn style detached property in a small luxury courtyard development. This unique property is set to the East of the courtyard, a south facing rear garden with ample off road parking and rear garage. Having No Upward Chain

Diseworth is a small, picturesque tranquil village, with its popular village pub The Plough Inn which was refurbished in 2013. For families it offers a highly regarded C of E primary school. Ideally situated close to the border with Leicestershire, Nottinghamshire, and Derbyshire and enjoys all the convenience of excellent road, rail and air links. The nearby market towns of Castle Donnington, Kegworth and Loughborough offer a full range of amenities.

Nottingham 14 miles / Leicester 19 miles / Derby 14.5 miles / Loughborough 7 miles / Castle Donnington 3.5 miles / East Midlands Parkway 5.5 miles / A42 & M1 (J23A) 1.5 miles. The village of Diseworth is North West Leicestershire.

ACCOMMODATION

Being sold with no onwards chain!

ENTRANCE HALLWAY

Accessed via front entrance door, downstairs underfloor heating and Ethernet hard wired internet throughout the property. Skylight windows to the front and rear, under stairs storage with stairs to first floor and doors leading to.

CLOAKROOM

Having uPVC double glazed window to the rear elevation, vanity unit with wash hand basin and low level W.C, and ceiling spotlights.

LOUNGE

Having floor to ceiling aluminium framed windows to the front and window to rear elevation.

SNUG

Having dimmable ceiling spotlights.

OPEN PLAN DINING KITCHEN

Having uPVC windows to the front and picture window to side elevation, aluminium framed bi-fold doors with access to the rear garden, a range of contemporary wall and base units with quartz work surfaces, Samsung virtual flame induction hob with extractor having feature light settings and remote, Tower oven, integrated full height fridge, Samsung dishwasher and wine cooler. The pantry unit has two internal drawers, inset one and a half bowl sink with drainer, ceiling spotlights and under cabinet lighting.

UTILITY

Having a stable styled door leading out to the garden, quartz work surfaces, inset sink and integrated freezer.

FIRST FLOOR

LANDING

Having feature galleried landing, gas central heating radiator and feature lighting.

MASTER BEDROOM

Having floor to ceiling aluminium framed double glazed window with tilt and turn feature, gas central heating radiator, Juliet balcony and hotel pendent lighting.

DRESSING ROOM

Having skylight window and gas central heating radiator.

EN-SUITE

Having uPVC double glazed window to the side

elevation and skylight, electric under floor heating, shower cubicle, panelled bath, W.C, hand wash basin, heated towel rail and electric shaver points.

BEDROOM TWO

Having uPVC double glazed window to the side elevation and gas central heating radiator

BEDROOM THREE

Having uPVC double glazed window to the front elevation and gas central radiator.

BEDROOM FOUR

Having uPVC double glazed window to the front elevation and gas central heating radiator.

FAMILY BATHROOM

Having uPVC double glazed window to the rear elevation, low level W.C, wash hand basin,, shower cubicle, wired mirror with heat demister and light, fitted units and heated towel rail.

GARAGE & DRIVEWAY

Having ample parking to the front of the property. Double garage with solid Oak doors with one electric up and over door. The garage has light and power and houses the boiler with a rear door giving access to the rear garden.

OUTSIDE

Having a porcelain tiled patio leading to a south facing garden. Lawn area with raised sleeper borders, outside hot and cold tap, hard wired lighting, surrounded by a beautiful stone farm wall.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan

GROUND FLOOR



1ST FLOOR

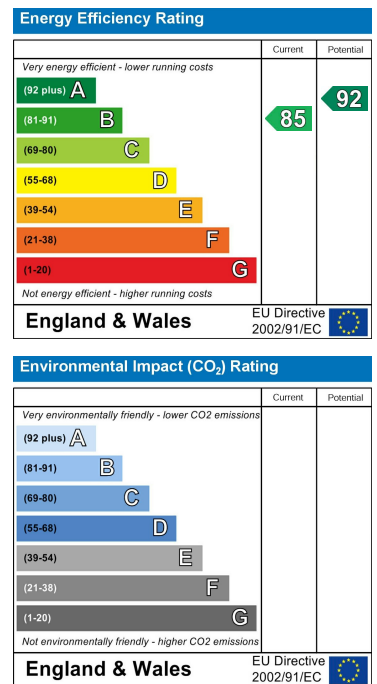


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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.