



## 14 Main Street

Hemington, Derby, DE74 2RB

Offers In The Region Of £230,000





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## Village and location

If you're not currently local, you may never have heard of the village of Hemington but don't let this put you off, we would urge you to come and explore everything this picturesque little village has to offer.

Hemington is the perfect location to get the best of both worlds- Quaint village living with countryside walks and a lovely little local pub, farm shop and village school close by yet just a few minutes drive to the larger village of Castle Donington which offers a range of wider amenities such as supermarkets, doctors surgeries and pharmacy and a range of independent shops, pubs and eateries as well as easy access to the amazing road/travel links the area offers!

We think this property would make an ideal location for anyone who loves period properties and is looking to downsize, first time buyers and the property also has fantastic rental potential for anyone who may be looking for an investment, as the number one local agent, we have a fantastic lettings team who would be more than happy to provide anyone who may be interested in a rental appraisal for the property and further information!

## Kitchen

10'5" x 9'9" (3.19m x 2.98m)

Just look at those beamed ceilings! A spacious cottage Kitchen having inset Belfast sink with mixer tap over and uPVC double glazed window looking out over the side aspect, range style cooker with gas hob, space and plumbing for white goods, a range of base and drawer units with complimenting worktops and inbuilt wine rack tiled flooring, wall mounted

central heating radiator, solid wooden door leading to side aspect, stairs rising to the first floor providing access to the second bedroom and bathroom and generously sized storage cupboard making the perfect pantry/storage area and also having space for fridge freezer.

## Reception

13'2" x 11'8" (max) (4.02m x 3.56m (max))

Just imagine the cosy winters that could be spent here with a roaring fire and beautiful period features surrounding you!

The reception space offers beautiful solid wooden flooring throughout, exposed period beams to the ceiling, inset multifuel burner with hearth and inglenook surround, wall mounted central heating radiator, additional spiral staircase leading to the master bedroom and also boasts an additional handy space which would make the ideal home office/library!

## Bedroom One

13'10" x 14'5" (4.24m x 4.4m)

A master bedroom with WOW factor! A spacious double bedroom having vaulted ceiling with exposed period beams, window to the front elevation overlooking the charming cottage garden and village, wall mounted central heating radiator and carpeted flooring.

For anyone who may be a single occupant/couple, this room has the potential to be used as a spacious additional reception space due to the generous size of the second bedroom!

Tel: 01332 811333

### Bedroom Two

9'5" x 10'4" (2.88m x 3.17m)

Another double sized bedroom having carpeted flooring, dual aspect window looking out to the side aspect, cupboard housing gas central heating boiler and wall mounted central heating radiator.

### Bathroom

7'8" x 5'4" (2.34m x 1.65m)

A modern fitted bathroom with a matching three piece white suite comprising of enamel cast iron bath with shower over, WC, pedestal wash basin, part tiled walls with wall mounted central heating radiator and opaque window to the side aspect of the property.

### Garden

The to front the property boasts a beautiful mature walled cottage garden which is mainly laid to lawn but offers charming shrub and flowerbed borders, patio/pathway area and handy storage shed.

### MONEY LAUNDERING REGULATIONS -

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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.

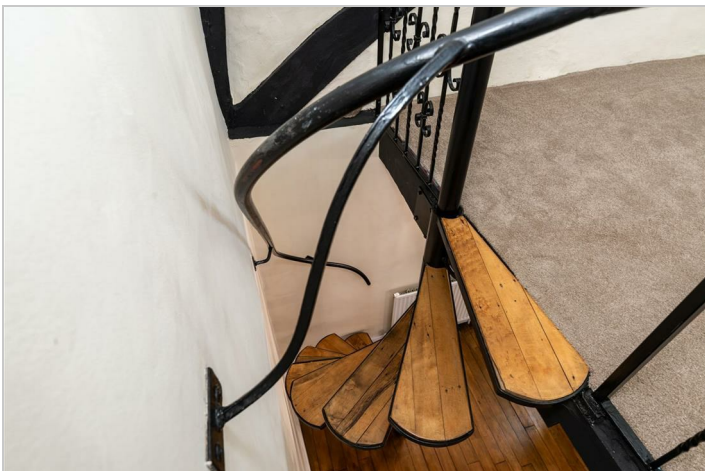
2. These particulars do not constitute part or all of an offer or contract.

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.



Road Map



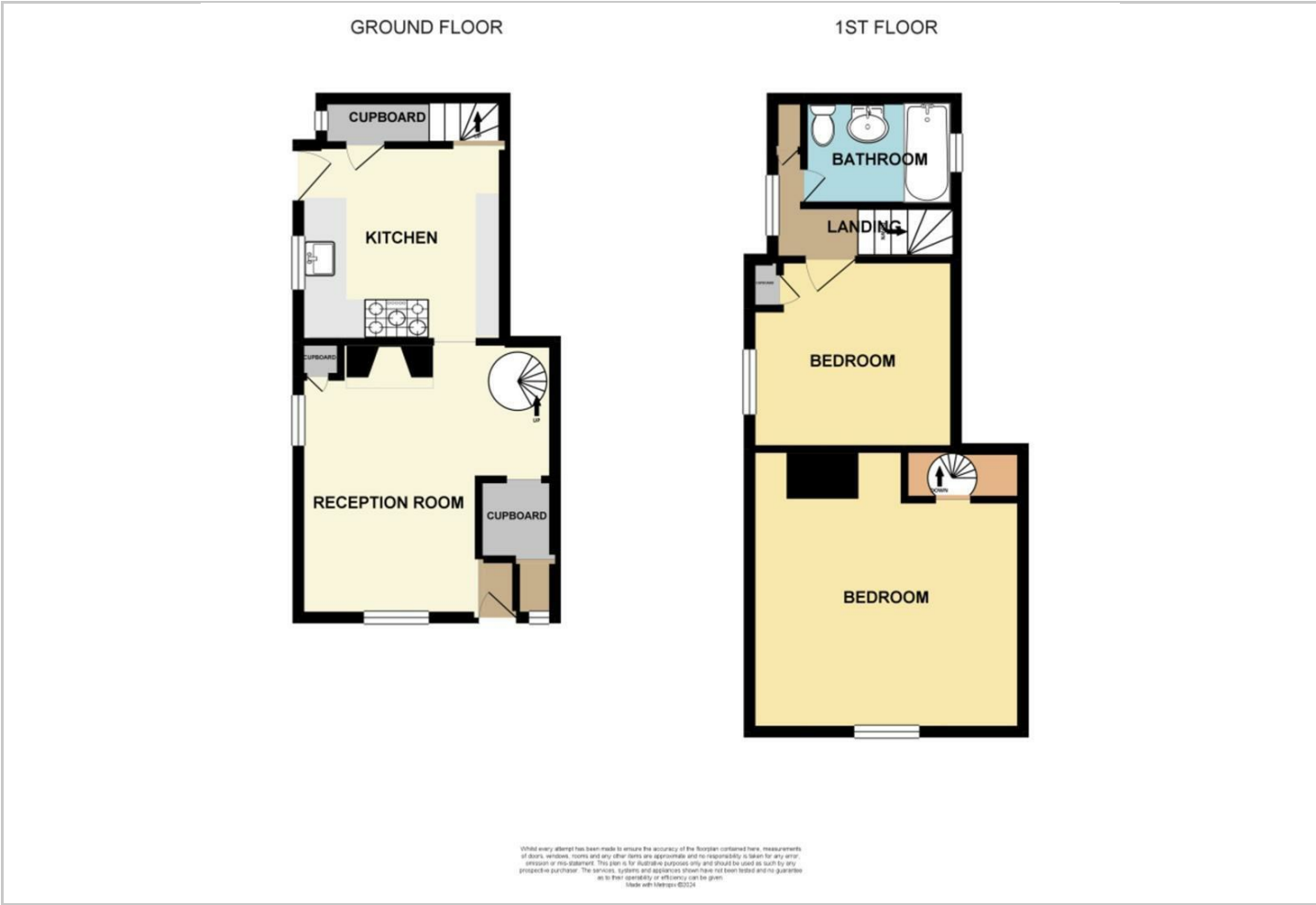
Hybrid Map



Terrain Map



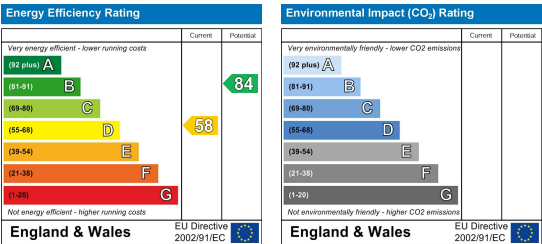
Floor Plan



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.

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.