



19 Main Street, Derby, DE74 2RB

£190,000

You will find this gem of a property in the heart of the charming village of Hemington, Derbyshire. With a well proportioned living space and a stylish bathroom, this property is perfect for individuals or couples seeking a cosy yet contemporary home.

Having previously been a chapel built in 1797, the interior boasts a cool and quirky layout, enhanced by thoughtful décor- Each room has been lovingly upgraded, ensuring a comfortable and inviting atmosphere throughout. The character of this cottage is evident, making it a truly special place to call home.

Situated in the heart of Hemington, residents will enjoy the convenience of local amenities just a stone's throw away. Additionally, excellent road links provide easy access to nearby towns and cities, making commuting a breeze. This property is not just a house; it is a home filled with warmth and character, waiting for its next owner to create lasting memories. If you are looking for a unique living space in a vibrant community, this charming cottage is certainly worth a visit.

Lounge 16'4 x 15'10 (4.98m x 4.83m)

Entrance via a composite front door leading into the spacious lounge.

Having window to the front elevation and a further window to the side elevation, gas central heating radiator, built in storage comprising of shelves and drawers, carpeted flooring, steps leading to

Kitchen 10'11 x 8'9 (3.33m x 2.67m)

With underfloor heating, a window to the rear elevation, wall mounted Stoves electric oven, Stoves electric hob, overhead extractor fan, integrated dishwasher, integrated washing machine, vinyl flooring, door leading to

Snug Area

With underfloor heating, a window to the rear elevation and a further window to the side elevation, three portrait windows looking into lounge area, vinyl flooring, stairs leading to

Bedroom One 15'11 x 23'9 (4.85m x 7.24m)

With dual aspect windows, two gas central heating radiators, two walk in wardrobes with hanging rails, shelving, drawers and lighting, carpeted flooring

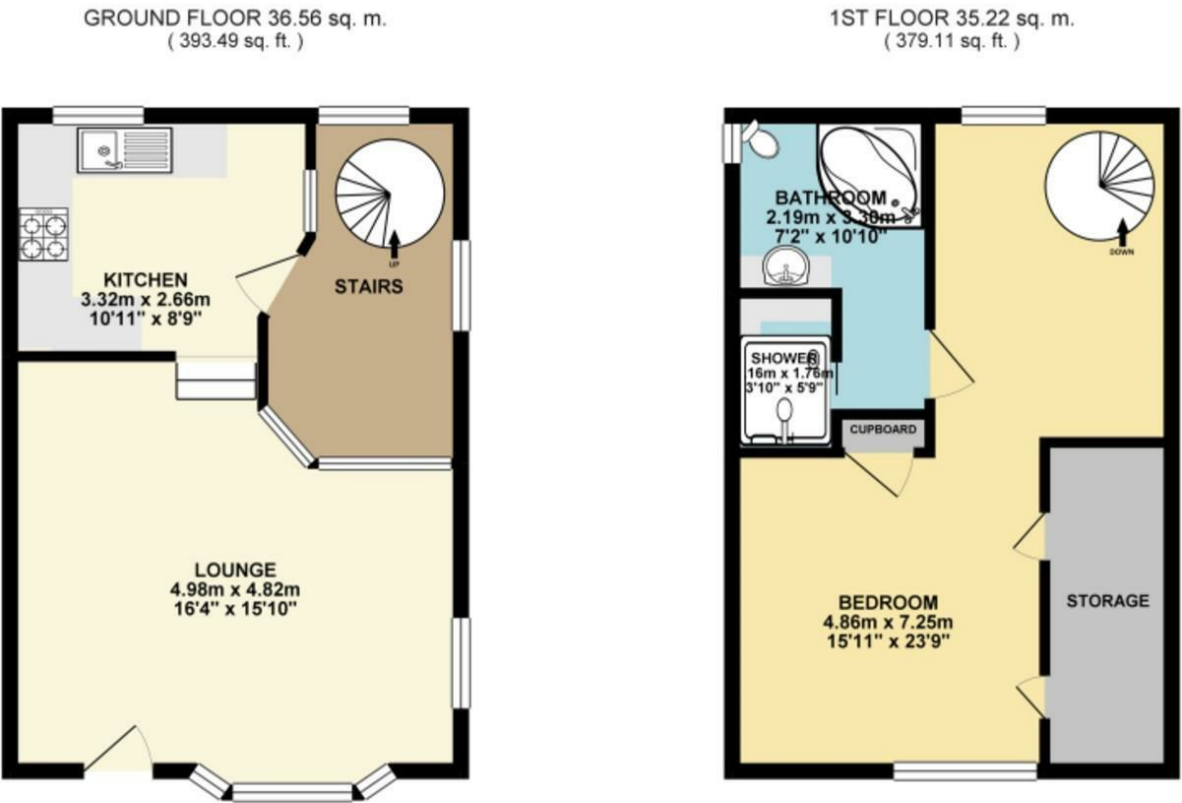
Bathroom 7'2 x 10'10 (2.18m x 3.30m)

A four piece suite comprising; low level W/C, vanity hand wash basin with storage below, large corner bath, enclosed shower with tiled walls, two chrome heated towel rails, carpeted flooring.

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

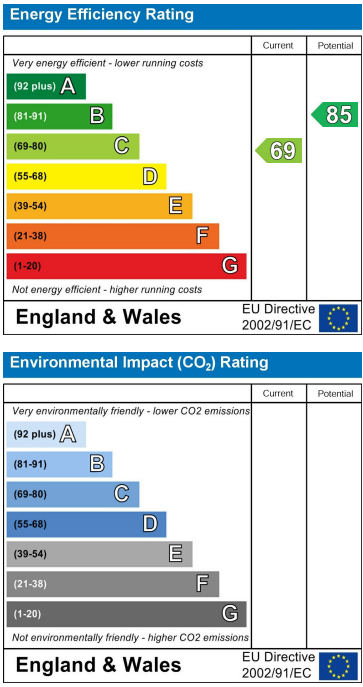


TOTAL FLOOR AREA : 71.78 sq. m. (772.60 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 firms employment has the authority to make or give any representation or warranty in respect of the property.