



31 Main Street, Hemington, DE74 2RB

£310,000

This charming property offers the perfect balance of modern living and traditional village charm.

The heart of the home is a spacious reception room featuring bifold doors that open up to the beautiful rear garden. This inviting outdoor space is ideal for entertaining or simply enjoying the tranquillity of village life. The property has undergone a meticulous renovation, ensuring that every detail offers high specification living abundantly.

Parking is a breeze with private parking, along with a separate garage for additional storage or hobbies. The absence of an upward chain makes this property an attractive option for those looking to move swiftly into their new home. Living in Hemington means you will be part of a vibrant community, with a fantastic local pub and a farm shop just a stone's throw away, providing all the essentials and a taste of local life.

Property And Village

Mature mid terraced home situated at the centre of this most desirable village location, being offered for sale with no upward chain. The subject property offers well-proportioned accommodation including entrance hall with guest cloakroom, kitchen, lounge, three bedrooms and bathroom. Externally there are gardens, parking and a garage.

Hemington itself is situated around one mile from the centre of Castle Donington where there are a high standard of amenities, the village itself having a local inn plus a highly respected and successful primary school. For the commuter the M1, M42 and A50 are all readily accessible as is East midlands airport and Parkway railway station with a frequent service to London St Pancras.

Entrance Hallway 8'6" x 4'1" (2.59m x 1.24m)

Entrance via composite door, gas central heating radiator, under stairs storage with electricity, wooden flooring.

Downstairs W/C

With a frosted window to the side elevation, low level W/C, hand wash basin with storage under, wall mounted mirror, chrome heated towel rail, wooden flooring.

Kitchen 11'8" x 9'0" (3.56m x 2.74m)

With a window to the front elevation, integrated washing machine, Lamona four ring gas stove, Lamona electric oven, overhead extractor fan, range of units at eye and base level, vertical radiator, recessed spotlights, wooden flooring.

Lounge Diner 19'1" x 16'7" (5.82m x 5.05m)

With bi-fold doors leading to rear garden, electric fireplace, gas central heating radiator, wooden flooring, stairs leading to first floor.

Stairs Leading To First Floor

Landing

With useful storage cupboard, access to the roof space.

Bedroom One 13'1" x 8'2" (3.99m x 2.49m)

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

Bedroom Two 11'11" x 9'9" (3.63m x 2.97m)

With a window to the front elevation, gas central heating radiator, carpeted flooring.

Bedroom Three 8'9" x 6'6" (2.67m x 1.98m)

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

Family Bathroom 7'5" x 5'7" (2.26m x 1.70m)

With a frosted window to the front elevation, low level W/C, wall mounted hand wash basin with two drawers under, bath with wall mounted t-bar shower, shaver point, chrome heated towel rail, vinyl flooring

Front Garden

With paved pathway leading to front door, low maintenance garden with an array mature plants, bushes and shrubs.

Outside Rear

With an enclosed panelled boundary fence, decked area, raised flower beds, gate leading to single garage with up and over manual door

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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.

Floor Plan

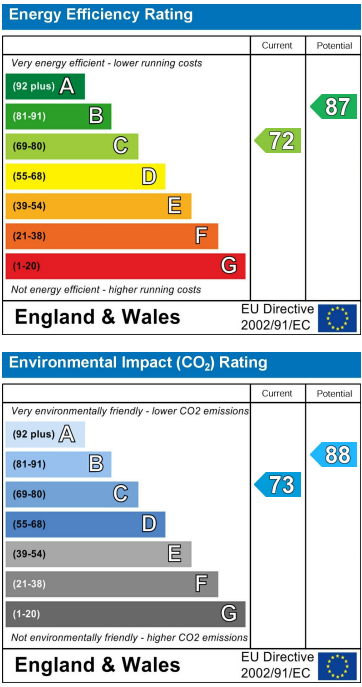


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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