



## 45 Main Street, Derby, DE74 2SQ

**Offers Over £350,000**

A remarkable find that should not be missed. Offering an abundance of space, this property is perfect for families or those seeking a comfortable home with room to grow. Upon entering, you will discover two inviting reception rooms that provide a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The gigantic master bedroom is a standout feature, the second bedroom is also a fantastic size, complete with an adjoining room that can serve as an office, playroom, or dressing room, catering to your personal needs. Additionally, there is a well-proportioned third bedroom, ensuring ample accommodation for family or guests. The modern fitted kitchen is a delight, equipped with contemporary appliances and a separate utility area that enhances functionality. This thoughtful layout makes daily living a breeze. The property also boasts a garage with extra workshop space, perfect for hobbies or additional storage. Outside, the charming rear garden offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting gatherings. With parking available for two vehicles and a large driveway, convenience is at your fingertips. This home is situated in the beautiful village of Hemington, known for its community spirit and scenic surroundings. With its generous space, ample parking, and delightful garden, this property truly represents an exceptional opportunity for those looking to settle in a serene yet accessible location.



### Front Aspect

With a driveway for multiple vehicles, access to the garage with an inspection pit, lighting and electricity.

### Entrance Hallway 4'05x9'01 (1.35mx2.77m)

Entrance via a wooden door, gas central heating radiator, wall mounted boiler, stairs rising to first floor, carpeted flooring

### Lounge 12'00x12'06 (3.66mx3.81m)

With a window to the front elevation, gas central heating radiator, gas fire with surround and mantel, carpeted flooring.

### Dining Room 8'11x15'02 (2.72mx4.62m)

With windows to the rear and side elevations, two skylights, door leading to rear garden, gas central heating radiator, part tiled flooring, part carpeted flooring.

### Kitchen 6'07x17'00 (2.01mx5.18m)

With a window to the rear elevation, electric oven, electric four ring stove, overhead extractor fan, integrated dishwasher, useful under stairs storage, range of eye and base level cupboards, gas central heating radiator, half tiled walls, tiled flooring.

### Utility Room 5'11x8'09 (1.80mx2.67m)

With a window to the rear elevation, door leading to rear garden, plumbing for washing machine, half tiled walls, tiled flooring door leading to

### Downstairs W/C 4'02x4'07 (1.27mx1.40m)

With a frosted window to the rear elevation, low level W/C, half tiled walls, tiled flooring.

### Stairs Rising To First Floor

### Bedroom One 12'05x19'04 (3.78mx5.89m)

With two windows to the front elevation, two gas central heating radiators, fitted wardrobes with hanging rails and shelving, carpeted flooring.

### Bedroom Two 7'04x9'11 (2.24mx3.02m)

With a window to the rear elevation, gas central heating radiator, fitted wardrobes with shelving and hanging rail, carpeted flooring, further door leading into separate area with a window to the rear elevation, gas central heating radiator, carpeted flooring (8'08x10'01 // 2.64m x 3.07m)

### Bedroom Three 5'11x9'02 (1.80mx2.79m)

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

### Family Bathroom 6'11x12'08 (2.11mx3.86m)

With frosted windows to the rear and side elevation,

low level W/C, enclosed shower unit with mains fed shower, bath, wall mounted hand wash basin, built in storage cupboards around, extractor fan, gas central heating radiator, heated towel rail, carpeted flooring

### Garage and Workshop

Entrance from the front aspect via a manual up and over door, there is also an internal door within the property, electricity and lighting.

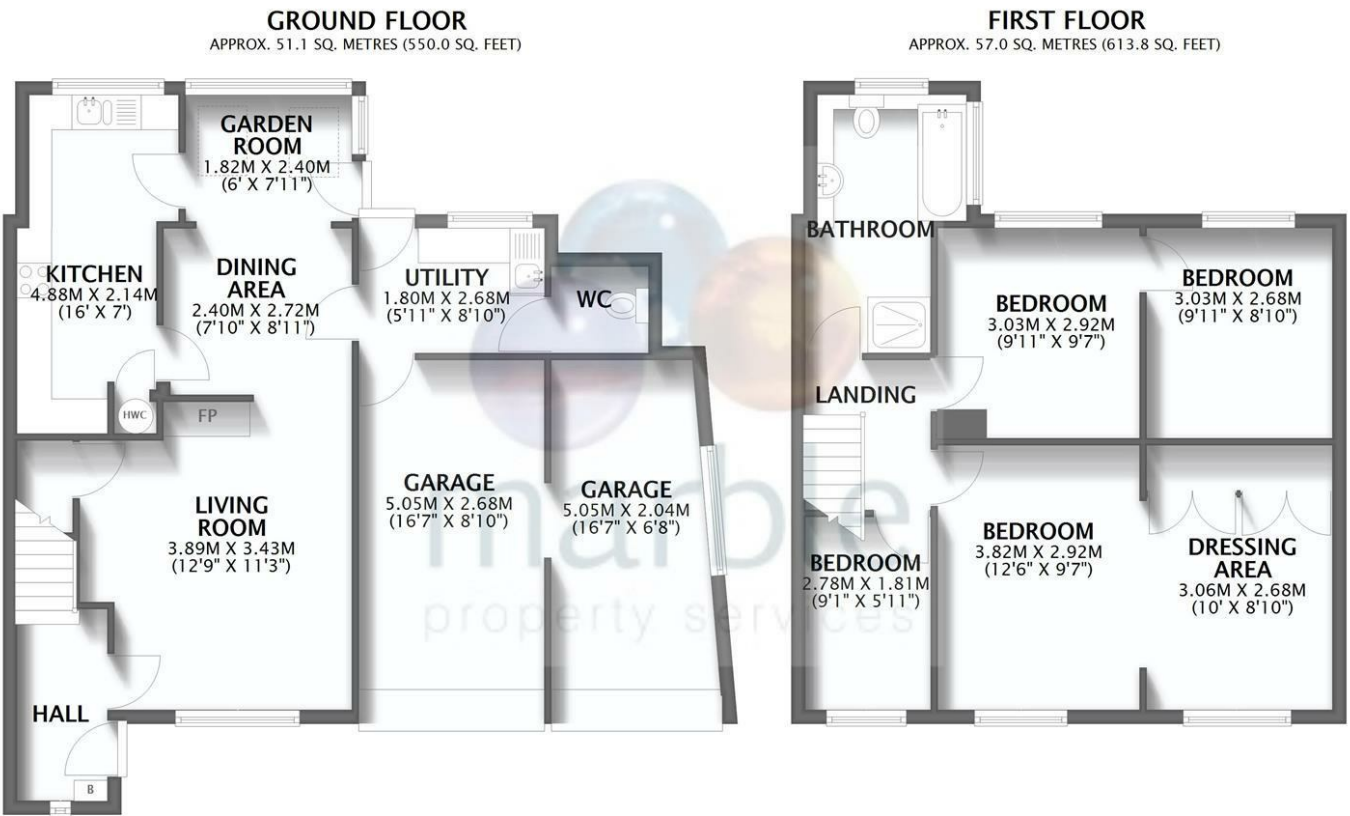
### Rear Garden

A beautiful mature private rear garden with paved patio, laid lawn and a feature train track

### 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.

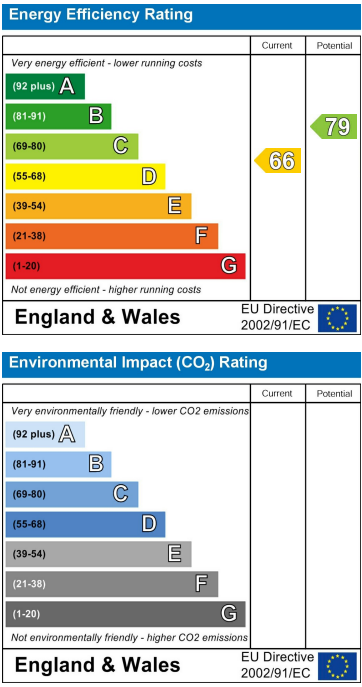
Floor Plan



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.