



12 Hemington Court

Hemington, Derby, DE74 2PT

Offers In Excess Of £200,000



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The Property & Village

Most attractively presented property, situated on the edge of this small complex for those aged 55 and over. (no age restrictions on this property). The accommodation includes entrance hall, lounge, diner, inner hallway, guest cloakroom, breakfast kitchen, two bedrooms upstairs, a third bedroom/study downstairs and a shower room. The property is presented in a good decorative condition and benefits from NO UPWARD CHAIN. Viewing is recommended.

Hemington is an ever-popular village which includes a primary school and a public house. The village of Castle Donington is a short distance away with an excellent level of services including shops, public houses, restaurants, doctor's surgery, pharmacist and supermarket. For the commuter the national motorway network, Parkway railway station and the national motorway network are all readily accessible.

Accommodation

Lower Floor

Entrance Hall

With uPVC door leading into bedroom three/study/sitting room

Lounge

18'1" x 9'6" (5.52 x 2.91)

With uPVC window overlooking the front garden, gas central heating radiator, original beams, feature fire place housing electric log burner and built in display cabinet.

Inner Hallway

With gas central heating radiators, under stairs storage with doors and stairs leading to.

Guest Cloakroom / Wet Room

7'8" x 7'1" (2.34 x 2.18)

With wet room shower, wall mounted sink, W.C and extractor fan.

Breakfast Kitchen

10'5" x 8'10" (3.19 x 2.71)

With uPVC window to the rear elevation, electric radiator, wall and base units with complimenting work tops, all integrated appliances, double oven with induction hob, original beams and ceiling spotlights.

Dining Room

13'4" x 9'6" (4.08 x 2.91)

With original beams to ceiling, gas central heating radiator, doors leading into conservatory, ample space for dining table and kitchen access.

Conservatory

10'3" x 9'6" (3.13 x 2.91)

With uPVC windows overlooking the rear elevation, patio doors leading to rear garden, gas central heating radiator and doors leading into dining area.

Upper Floor

Landing

With uPVC windows to front, side and rear elevation of the property, access to loft and gas central heating radiators.

Bedroom One

13'6" x 12'7" (4.12 x 3.84)

With uPVC window to the front elevation, fitted wardrobes and gas central heating radiator.

Bedroom Two

9'2" x 8'10" (2.80 x 2.70)

With uPVC window to the front elevation, fitted wardrobes and gas central heating radiator.

Bedroom Three / Study/ sitting Room

12'1" x 7'5" (3.70 x 2.28)

Accessed via the front entrance with uPVC window to the front elevation, fitted wardrobes and gas central heating radiator.

Family Bathroom

9'3" x 6'2" (2.82 x 1.90)

With opaque uPVC window to the rear of the property, panelled bath, vanity sink unit with under storage, W.C, cupboard housing boiler and towel rail.

Outside

The property has a fore and rear garden. There is access to the rear from the side with summer house, artificial lawn, bedding plants and fencing.

The car parking is accessed via the rear of the property with two designated spaces.



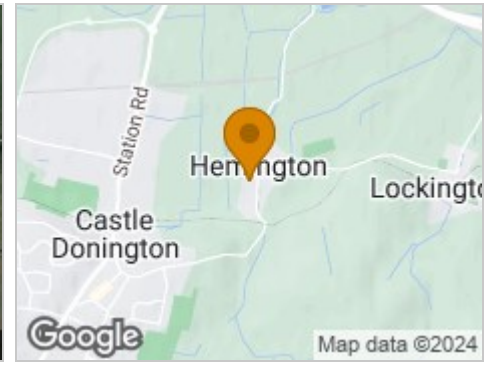
Road Map



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.

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