



19 Hall Gate, Diseworth, DE74 2QJ

£399,950

- No onward chain
- Converted detached garage
- Recently renovated kitchen
- Excellent finish
- Gorgeous rear views over paddocks
- Ample driveway and parking
- Two generous reception rooms
- Very generous plot
- Downstairs WC / shower room and first floor family bathroom
- Three bedrooms

19 Hall Gate, Diseworth DE74 2QJ

**** No onward chain** **Rural village**** Rare opportunity to purchase a detached family home in the rural village of Diseworth. This well maintained and finished home has many selling points including rear views over paddocks and fields, a detached garage which has been converted into a flexible reception space, generous plot with ample front and rear gardens and plenty of parking, a ground floor shower room/WC in addition to the upstairs family bathroom, a newly removed kitchen and 2 generous reception rooms.



Council Tax Band: D



****Rural village**** Rare opportunity to purchase a detached family home in the rural village of Diseworth. This well maintained and finished home has many selling points including rear views over paddocks and fields, a detached garage which has been converted into a flexible reception space, generous plot with ample front and rear gardens and plenty of parking, a ground floor shower room/WC in addition to the upstairs family bathroom, a newly renovated kitchen and 2 generous reception rooms.

The home is ready to move into and has double glazing and central heating throughout, the combi boiler is modern and regularly serviced.

The home is located in the idyllic small village of Diseworth, which has a popular pub the Plough Inn and many lovely walks. Diseworth has an approximate population of 700 residents and is situated in a rural location. This peaceful village is well connected to the M1 and M42 motorways and the East Midlands airport, and is on the Skylink bus route to Loughborough. Also, the property is convenient for the East Midlands railway station, and is close to the A453 dual carriageway to Nottingham.

Ground floor

Lounge

17'10 x 10'9

Great sized lounge with lots of natural light and views over the front garden. The lounge is decorated in modern whites and greys and finished with wooden flooring.

Dining room/Study

17'10 x 17'2

Generous reception room currently utilised as a dining room and office but has flexible use. It has an alcove with the office space, modern decor, wooden flooring and a double aspect with window and double doors leading to the rear garden. There is an archway leading into the modern kitchen.

Kitchen

12'5 x 11'0

Newly renovated kitchen with off white matt wall and base units, a breakfast bar, integrated black sink with mixer tap and drainer, integrated hob with extractor fan, integrated double oven, modern black radiator and lots of storage with larder cupboards and full length units. The kitchen is neutrally decorated and finished with wooden worktops and lino to the floors. There is a uPVC door out to the rear garden and a large window overlooking the garden and paddocks beyond.

Shower room

Recently fitted shower room with a WC, vanity hand basin, modern radiator and corner shower.

First floor

Bedroom 1

14'8 x 10'6

Master bedroom with contemporary decor and wooden flooring. Stunning views over the rear paddocks and fields. There's a large recess which could be converted to an ensuite if desired.

Bedroom 2

10'9 x 10'6

Double bedroom with contemporary decor and a front facing aspect.

Bedroom 3

7'4 x 7'2

Single bedroom currently laid out as a bedroom but could be used as a study, nursery or dressing room if preferred.

Family bathroom

Modern bathroom with white suite comprising a full length bath with shower over, vanity basin, WC, heated towel rail and storage.

Outside

Garage conversion

Large detached brick built garage with power and light which has been converted by the current owner into additional living/reception space. It has electric heating and has flexible use as a summer room, gym or home office among other things. It could be made into a studio for letting out or for a relative.

Front

The property is set back from the road and has a lovely raised front garden with lawn, flower beds and shrubs and a long paved driveway with a carport.

Rear

There is rear access though to the garden at the back. The rear garden has stunning views over the paddocks and fields, it has been landscaped by the current owner and has a large area of lawn, a patio, gravelled beds, flowers and shrubs. It is not overlooked and gets sun all through the day.





Directions

Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 