



47 Main Street, Hemington, Derby, DE74 2SQ

£325,000

- No onward chain
- Fitted kitchen
- Modern bathroom
- South-facing private garden
- Garage and parking to the rear
- Worcester boiler with current safety certificate
- 3 bedrooms
- Full width lounge
- Sought after village location
- Current electrical safety certificate

47 Main Street, Hemington DE74 2SQ

****No onward chain**** Offered to market with no onward chain and empty possession, this is a great opportunity to purchase an end terrace home in the rural village of Hemington. The property has three bedrooms, including a master with fitted wardrobes, full width lounge with dining space, a full width kitchen/diner, modern bathroom, brick garage with two additional parking spaces and a south-facing fenced garden.



Council Tax Band:



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The house has the added bonus of a current electrical safety certificate and gas safety certificate for the Worcester Bosch combi boiler. The current owners have also had new uPvc windows fitted throughout the property.

Hemington is a sought-after, popular village, it has a rural feel and some beautiful period architecture. There are many countryside walks and a popular local pub, The Jolly Sailor as well as a well stocked farm shop. Hemington is well connected - there are great transport links with the M1, A50, East Midlands Parkway Station and Nottingham East Midlands Airport all a short distance away. For shopping, Castle Donington is within a mile away, which has many supermarkets, shops and services.

Rooms

Ground floor

Living room

16'10" x 11'0"

Full width lounge, large enough to incorporate a dining area if desired. It is a light and bright room with double-glazed French doors to patio area of the rear garden and an additional window. The lounge is neutrally decorated.

Kitchen/diner

16'10" x 9'6"

Fitted kitchen with multiple wooden wall and base units, a fitted sink with mixer tap, integral dishwasher, integral oven with a 4 burner gas hobtop and

extractor, ornamental glass cabinet, shelving and two windows overlooking the front garden and street beyond. The kitchen has a large understairs storage cupboard/pantry, the boiler and fuseboard are wall mounted, and the kitchen has space for a dining table and chairs. The room is finished with white tiles to the walls, tiles to the floor and dark worktops.

First floor

Landing

With radiator, access to loft space which has been boarded and benefits from light and ladder

Bedroom 2

8'10" x 7'11"

Single bedroom with rear facing aspect and neutral decor.

Bedroom 3

7'11" x 7'8"

Single bedroom with rear facing aspect and neutral decor.

Bathroom

7'11 x 5'7

Fitted white suite comprising a panelled bath with shower, low level WC, wash hand basin inset with storage cupboard, double glazed window to side elevation

Master bedroom

16'10" x 9'6"

Full width bedroom with two windows overlooking the front of the property and double fitted wardrobes. The bedroom is finished with neutral carpeting and contemporary decor.

Outside

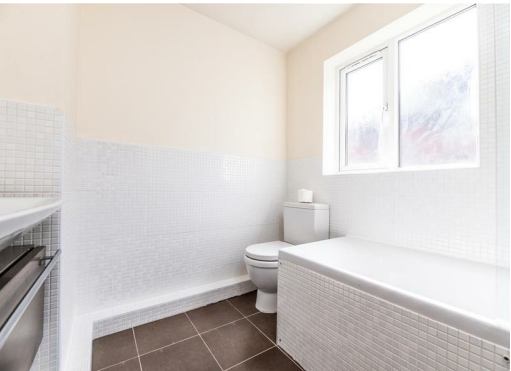
To the front of the property is an area of lawn and access through to the

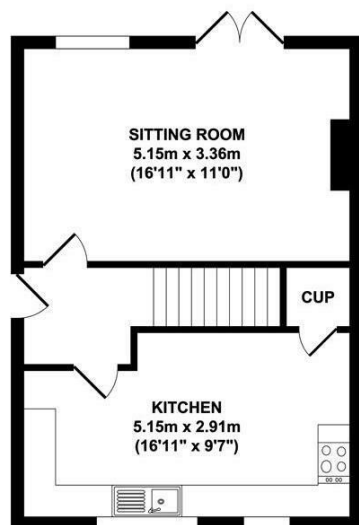
property via an attractive metal gate. The main door of the house is to the side and has a Gable storm porch. There is access through to the rear garden via a gate.

The rear south-facing garden is mostly laid to lawn and has a paved patio and pathway leading to a gate at the rear, the rear gate leads out to the driveway and garage.

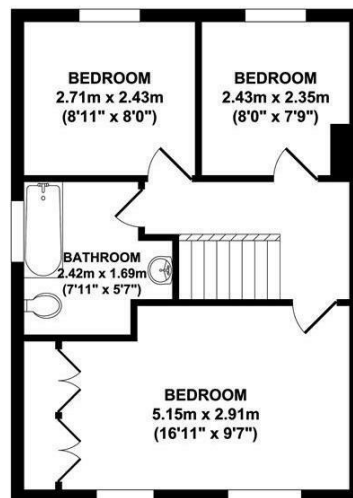
The garage is brick built with an up and over door, power and lighting. The garage and driveway are accessed via Grange Farm Close.





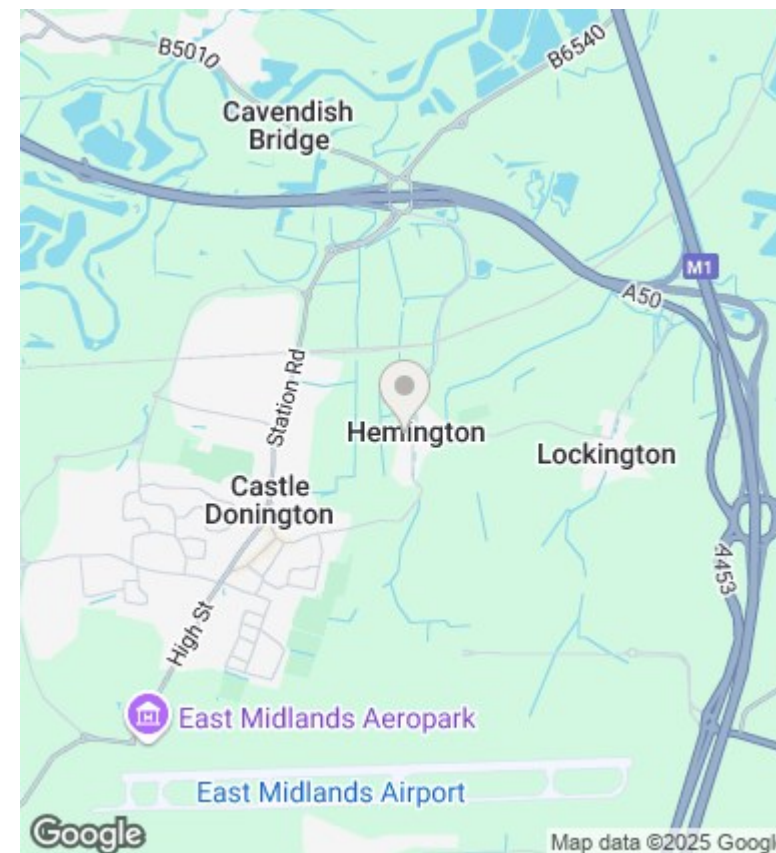


GROUND FLOOR



FIRST FLOOR

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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC