



Main Street,
Hemington, Derbyshire
DE74 2RB

O/O £250,000 Freehold



THIS IS A LOVELY TWO BEDROOM END COTTAGE LOCATED IN THE HEART OF THIS MOST BEAUTIFUL VILLAGE WHICH HAS A PRIVATE REAR GARDEN WITH SEVERAL OUTBUILDINGS.

Being located on Main Street in Hemington, this fully refurbished end cottage style property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to somebody who might be downsizing and want to live in Hemington and be close to excellent transport links and other amenities and facilities provided by local towns including Castle Donington, Long Eaton as well as other towns and cities in the East Midlands. For the size and quality of the accommodation and privacy of the rear garden, which has several outbuildings to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely cottage for themselves.

The cottage stands back from the road with a walled area at the front and there is a path running down the left hand side to the main entrance door at the side and you enter the cottage through the entrance stable door into the reception hallway which has a built-in double storage cupboard which house the gas boiler, the lounge is positioned at the front and this has a log burning stove inset into the chimney breast and there is a door taking you to the stairs which leads to the first floor, the dining kitchen is exclusively fitted with frame hung Shaker style units and oak wooden work surfaces with integrated appliances and there is a luxurious ground floor bathroom which has a white suite with a mains flow shower over the bath. To the first floor there are engineered oak doors leading to the two bedrooms, with the front bedroom having built-in wardrobes and there is an open tread ladder taking you from this bedroom to the attic room which provides a most useful additional area for the property. Outside there is the walled garden area at the front, the path runs down the left hand side to the main entrance door and to a gate which takes you into the rear garden where there is a covered area with various outbuilding including a utility room/outside w.c., there is a lawn with a raised bed and a mature apple tree and at the bottom of the garden there is a newly laid composite decked area with there being a shed with outside storage areas either side out at the bottom of the garden and is kept private by having walls and fencing to the boundary and provides several lovely areas to sit and enjoy outside living.

Hemington is within easy reach of Castle Donington where there are many local shops including a Co-op store and Aldi, there is an excellent local pub in Hemington, as well as those found in Castle Donington, there are healthcare and sports facilities which include several local golf course, further shops can be found at Long Eaton which is only a short drive away and there include Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are excellent schools for all ages within easy reach, walks in the surrounding countryside and the excellent transport links include J24 of the M1 which connects the A42, the A50, East Midlands Airport, East Midlands Parkway Station and various main roads provide good access to Nottingham, Derby, Leicester, Loughborough and other East Midlands towns and cities.



Porch

There is an open porch with an outside light at the side of the house with the main entrance door being a stable style door with inset glazed panels and top section of the door leading into a rear hall.

Rear Hall

A Baxi is housed in a double storage cupboard which has cloaks hanging and shelving and there is LVT flooring and oak doors leading to the dining kitchen and bathroom.

Lounge/Sitting Room

12' x 9'2 approx (3.66m x 2.79m approx)

The main reception room has a double glazed window with a fitted blind to the front, log burning stove set in the chimney breast with a solid wood mantle and a tiled hearth, radiator, oak panelled door leading to the stairs which take you to the first floor, double fitted cupboard to one side of the chimney breast which houses the gas meter and above this cupboard there is a shelf and a bracket for a wall mounted TV, the electric consumer unit is housed in a fitted cupboard and there is an oak panelled door leading to:

Dining Kitchen

10'1 plus hall x 9'6 approx (3.07m plus hall x 2.90m approx)

The kitchen is fitted with frame hung cream Shaker style units having brushed stainless steel fittings and solid oak wood work surfaces and includes a 1½ bowl under slung sink with a mixer tap and a four ring gas hob set in an oak work surface which extends to two walls and has cupboards, oven, an integrated fridge and freezer, drawers and an integrated slim line dishwasher below, matching eye level wall cupboards and a hood which extracts over the cooking area, double glazed window with blind to the side, recess for a TV with an aerial point and power point, Kamdean style flooring, fitted oak shelving around the window position, oak panelled door to the rear hall and an understairs storage cupboard.

Bathroom

The luxurious bathroom has a white suite including a panelled bath with mixer taps and mains flow shower over, having a rain water shower head and hand held shower, tiling to the walls and a glazed protective screen, pedestal wash hand basin with a mixer tap and a low flush w.c., tiling to three walls, radiator with a rail over, opaque double glazed window with a fitted blind, mirror fronted wall cabinet which has a shaver point, extractor fan and Kamdean style flooring.

First Floor Landing

Oak panelled doors leading to:

Bedroom 1

10' x 9'7 approx (3.05m x 2.92m approx)

Double glazed window to the rear, radiator and a TV point and power point for a wall mounted TV.

Bedroom 2

12' x 9'4 approx (3.66m x 2.84m approx)

Double glazed window with a fitted blind to the front, radiator, double built-in wardrobe with hanging rails, shelved built-in storage cupboard, radiator, hand made wooden ladder taking you to the attic room and a recess with hanging rail over the bulkhead of the mains stairs.

Attic Room

10'6 x 9'3 approx (3.20m x 2.82m approx)

There is a balustrade continuing from the top of the ladder into the room, double glazed window to the side, two exposed purlins, recessed lighting to the ceiling and a radiator.

Outside

There is a pebbled area to the front of the cottage which helps to keep maintenance to a minimum and there is a wall running along the front boundary with a path extending down the left hand side of the property to the main entrance door of the cottage and there is a gate providing access to the main garden area at the rear.

At the rear of the cottage there is a bin storage area and an outside tap and a gate leading to a covered area.

From the covered area running along the side of the outbuildings there is a slabbed patio area which has a pebble stone border and leads onto a lawn where there is an established apple tree, a raised bed and a wall with fencing to the left hand side and

fencing to the right. At the bottom of the garden there is a newly constructed composite decked area with a wall running along the rear boundary, there are retractable clothes line and a foldaway surface for a pizza oven or similar.

There is a wooden shed with a window and door at the front and either side of the shed there are log storage and covered storage areas.

Covered Area

As you enter the garden from the path at the rear of the cottage, there is the most useful covered area that runs along the side of the outbuildings and there is lighting and external power points provided in this area.

Utility Room/w.c.

7'3 x 5'7 approx (2.21m x 1.70m approx)

Having a stainless steel sink with a cold water supply set in a work surface with space for both an automatic washing machine and tumble dryer and storage space below, fitted shelf, low flush w.c., cloaks hanging and power points and lighting are provided.

Storage/Workshop

9'4 x 7'3 approx (2.84m x 2.21m approx)

Fitted shelving, lighting and power points.

Motorbike Shed

7'3 x 6'1 approx (2.21m x 1.85m approx)

Having fitted shelving, power points and lighting.

Open Outside Storage Area

6'7 x 6'2 approx (2.01m x 1.88m approx)

Having power points and lighting.

Directions

Proceed out of Long Eaton along Tamworth Road and continue through Sawley and to the island at the junction with the A50. Take the exit signposted towards Hemington and continue into the centre of the village where the property is situated on the left hand side.

8101AMMP

Council Tax

North West Leicestershire Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - standard 14mbps, Superfast 80mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – High, surface water high

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR
487 sq ft (45.2 sq m.) approx.



FIRST FLOOR
243 sq ft (22.5 sq m.) approx.



2ND FLOOR
99 sq ft (9.3 sq m.) approx.



TOTAL FLOOR AREA : 819 sq ft. (76.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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