



Ladygate, Diseworth



Freehold

£500,000



Key Features

- Three Double Bedroomed Barn Conversion
- Immaculately Presented | Finished to High Standard
- Open Plan Living Kitchen
- Study | Cloakroom/W.C.
- Ground Floor Bedroom / Snug
- Master Bedroom With Four Piece En-suite
- EPC rating B





Welcome to this stunning modern three-bedroom barn conversion, located in the desirable village of Diseworth. Finished to the highest specification, this freehold property retains beautiful character throughout.

Step inside and be greeted by the impressive limestone floor finishing, an abundance of natural light to flood the open-plan living space. The exposed beams add a touch of charm to the modern layout, creating a great living space for both relaxation and entertaining.

The master bedroom is a true retreat, with ample space for a dressing area. The four-piece en-suite bathroom is finished to a high standard, and the vaulted ceilings and exposed beams continue to showcase the character of this home. Additionally, there is an outstanding three-piece shower room for convenience.

The bespoke fitted breakfast kitchen is a chef's dream, with modern open-plan living and Quartz worktops. Integrated Neff appliances make cooking a breeze, while the Limestone flooring and underfloor heating throughout add a touch of luxury. The versatile accommodation also includes a ground floor bedroom/snug sitting room, a separate study, and a cloakroom/w.c. The oak spindle staircase adds a touch of elegance.

Outside, you will find a blue block-paved parking area for two cars, while the walled south-westerly landscaped garden offers privacy and tranquillity. The raised paved terrace, with bi-folding doors, seamlessly connects the indoor and outdoor spaces. The lawned garden provides a peaceful retreat, and there is suitable hardstanding space for a garden shed.

This property is located in the quiet village of Diseworth, offering a peaceful and idyllic setting. Don't miss your chance to secure your private viewing. Contact our team today and make this beautifully finished barn conversion your new home.



ACCOMMODATION

ENTRANCE HALLWAY

OPEN PLAN LIVING DINING KITCHEN
6.12 x 4.83

CLOAKROOM / W.C.

STUDY
2.74 x 1.95

SNUG/BEDROOM THREE
4.67 x 3.10

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
6.12 x 4.83

EN-SUITE BATHROOM
2.85 x 2.48

BEDROOM TWO
4.83 x 3.10

SOWER ROOM
2.48 x 1.95

COUNCIL TAX BAND

The property is believed to be in council tax band: 'E'

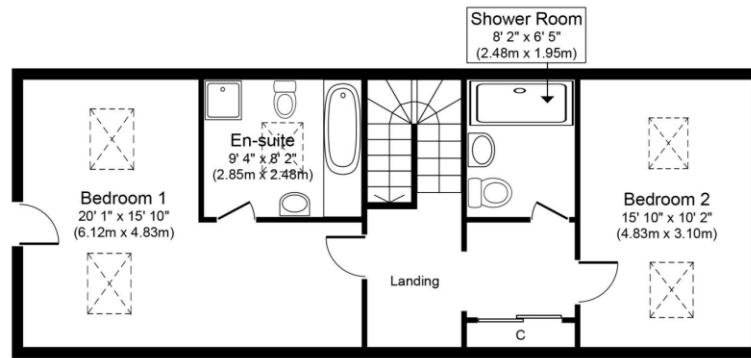
HOW TO GET THERE

Postcode for sat navs: DE74 2QF

PLEASE NOTE

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

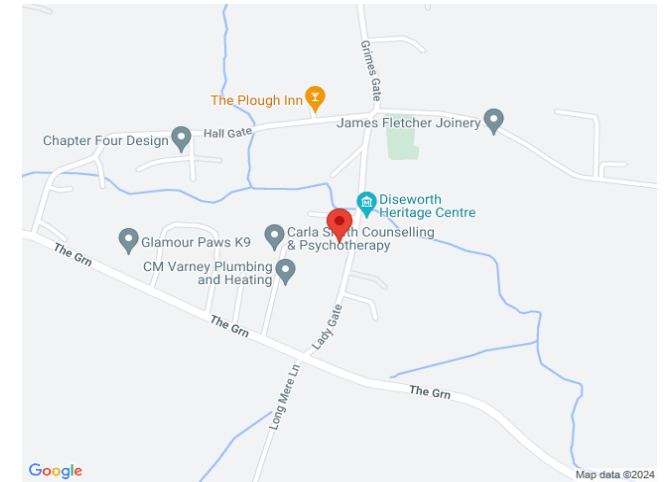
Floorplan



First Floor
Approximate Floor Area
685 sq. ft.
(63.6 sq. m.)



Ground Floor
Approximate Floor Area
685 sq. ft.
(63.6 sq. m.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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