



4 Grimesgate, Diseworth Derby, DE74 2QD

Positioned in the heart of the village is this spacious period property situated on a large plot, including a gated courtyard, detached barn and a good size level garden. The property extends to approximately 2500 square feet, including four reception rooms, three bathrooms and four double bedrooms. In addition to this, there is a basement with a window to the front and a large loft which includes three separate rooms with limecrete flooring, windows on two sides and a fixed staircase from the landing. Diseworth is a picturesque Derbyshire village surrounded by open farmland, with some wonderful rural walks, yet within easy access to a wealth of amenities. There is a superb village pub within a short stroll and also a Skylink bus to the airport and Nottingham, which also provides swift access to the village of Donington. This historic neighboring village has a thriving community with good schooling, a selection of shops, eateries and pubs plus a variety of local services. This truly is a wonderful location to live, with excellent road links to some major cities and a mainline train station with direct access to London. The property is well presented throughout and is offered for sale with the benefit of no upward chain.



£665,000

Sitting Room 14' 1" x 14' 0" (4.29m x 4.26m)

Window to the front, quarry tiled flooring, access to the first floor, a school style floor mounted radiator and a superb fireplace with log burning stove and original cupboards within the alcoves.

Snug 13' 9" x 10' 9" (4.19m x 3.27m)

Window to the front, log burner with book shelving within the alcove, school style radiator and a carpeted floor.

Kitchen 16' 7" x 16' 7" (5.05m x 5.05m)

Shaker style fitted kitchen with solid wood worksurfaces, a Belfast sink with a window to the garden, space for an American fridge/freezer, an integrated dishwasher and a range style gas cooker. This is a wonderful room with a vaulted ceiling and exposed timber beams. There is a glazed door leading out to the courtyard, two Velux windows, a quarry tiled floor covering and two central heating radiators. This superb light bright and airy open plan room also includes steps which lead down to the dining room and family living space.

Dining Room 28' 0" x 12' 3" (8.53m x 3.73m)

A large open plan family living space with bifold doors to the courtyard, two school style central heating radiators, access to the ground floor WC, ample room for a large dining table and a wooden floor covering.

Utility Room 7' 2" x 11' 4" (2.18m x 3.45m)

Fitted base and eye level units with a stainless steel sink drainer, quarry tiled flooring, a window to the side and space for appliances. These include; a washing machine, tumble dryer and additional fridge and freezer.

Ground Floor Bathroom 8' 8" x 7' 2" (2.64m x 2.18m)

Four piece bathroom including a large shower cubicle, a roll top free standing bath, pedestal wash basin and WC. There are also windows to the side and rear, a central heating radiator/towel rail and modern ceramic floor and wall tiles.

Study 14' 0" x 8' 4" (4.26m x 2.54m)

Window to the front, a central heating radiator and a carpeted floor covering.

Bedroom 1 22' 7" x 12' 8" (6.88m x 3.86m)

A spacious room with a vaulted ceiling, two central heating radiators, two Velux windows, a window to the courtyard and a large dressing area also with a window overlooking the courtyard.

En-suite 8' 3" x 4' 6" (2.51m x 1.37m)

Spacious en-suite shower room including a three piece suite with a large shower cubicle and a built in vanity unit including a wash basin and WC with a concealed cistern. There is also a heated towel rail and ceramic floor and wall tiles.

Bedroom 2 13' 1" x 10' 7" (3.98m x 3.22m)

Window to the front, wardrobes space in the alcove, two wall lights and a central heating radiator.

Bedroom 3 14' 0" x 8' 3" (4.26m x 2.51m)

Window to the front, two wall lights and a central heating radiator.

Bedroom 4 11' 2" x 8' 2" (3.40m x 2.49m)

Window to the front, a central heating radiator and an original feature open fireplace with cupboards space within the alcove.

Family Bathroom 9' 9" x 5' 10" (2.97m x 1.78m)

Three piece suite including a roll top free standing bath, a pedestal wash basin and WC. There is also a heated towel rail, a window to the side and a ceramic tiled floor covering.

Barn 27' 5" x 13' 7" (8.35m x 4.14m)

Brick built detached barn with a pitched roof and space to create a first floor if required.

Courtyard

Spacious block paved courtyard with a gated vehicular access to the right of the property and with parking for several vehicles.

Garden

Large level and private garden to the rear of the plot with vehicular access from the courtyard.

**Disclaimer**

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

4, Grimesgate Diseworth DERBY DE74 2QD	Energy rating E	Valid until: 20 December 2027
		Certificate number: 8463-6722-9539-6750-7922

Property type	Semi-detached house
Total floor area	229 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

