



Main Street  
Kings Newton Derby



## Accommodation

### Dining Hall

17' 3" x 11' 6" Min plus door recess ( 5.26m x 3.51m Min plus door recess )

Accessed via front oak entrance door leading into a spacious dining hall with oak beams to walls and ceiling, stunning oak galleried open spindle stair case off to the first floor, ceramic tiled flooring, double glazed oak framed windows to the front and side elevation, full height oak framed double glazed panels giving aspect over the rear garden, two central heating radiators and picture light point.

### Inner Hall

Having oak flooring, oak door off to cloak/W.C and further oak door off to the study.

### Cloaks/ W.C

Having a two piece suite comprising of wash hand basin inset to vanity unit with storage beneath and chrome mixer tap over, low level W.C, oak flooring and part ceramic tiled walls, beams to the ceiling and oak framed double glazed window to the side elevation and extractor fan.

### Study/ Ground Floor Bedroom

10' 5" x 10' 4" ( 3.17m x 3.15m )

Having oak beams to the ceiling, three wall light points, oak flooring and central heating radiator, oak framed double glazed window to the side elevation.

### Living Room

19' 10" x 18' 9" ( 6.05m x 5.71m )

A particular feature of the living room is the stunning brick inglenook fireplace with oak beams and stone hearth incorporating cast iron log burning stove extending out to chimney breast recess, double opening oak framed double glazed French doors to the rear with matching attached side panels giving stunning aspect over the rear garden, oak flooring, oak beams to the wall and ceiling and further oak framed double glazed window to the front elevation and central heating radiator.

### Dining Room

19' 9" x 13' 7" Max ( 6.02m x 4.14m Max )

Having oak beams to the walls and ceiling, oak

framed double glazed window to the side elevation, central heating radiator, oak flooring and two picture lights.

### Kitchen/ Diner

22' 7" x 16' 2" ( 6.88m x 4.93m )

The kitchen area has a range of matching wall and base units with granite work surfaces and matching upstands, range cooker fitted to the chimney breast with a range master double width extractor hood over, feature stone detail to the cooking area and ceramic tiled splashbacks, feature oak truss beam and part vaulted ceiling, ceramic tiled flooring, inset spot lights to the ceiling, space for fridge freezer, integrated appliances comprising of under unit fridge and separate freezer, dishwasher, inset sink with brush chrome mixer tap over, oak framed windows to the side and rear elevation.

The dining area has a further oak framed window to the side elevation, oak framed French doors to the rear garden with matching attached side panels, further beams, inset spot lights to the ceiling, central heating radiator and oak door off to the utility room.

### Utility Room

12' 6" Max x 6' 5" ( 3.81m Max x 1.96m )

Fitted with a range of base units with granite work surfaces over, matching upstands and ceramic tiled splashbacks, inset sink with brush chrome tap over, half glazed oak stable door to the side giving access to the rear garden, ceramic tiled flooring, oak beams to the ceiling and central heating radiator.

### First Floor Landing

Being a beautiful galleried landing with an open spindle balustrade, oak glazed panels providing far reach views over the garden and open countryside, open spindle oak staircase rising to the second floor, central heating radiator and oak framed double glazed window to the front elevation and oak door giving access to useful under stairs store housing the central heating boiler providing domestic hot water and central heating.

### Master Bedroom

20' x 18' 8" Max including en suite ( 6.10m x 5.69m Max including en suite )

both front and rear elevations, oak flooring, range of fitted furniture comprising of drawers, vanity unit and fitted wardrobes with hanging rails and shelving, central heating radiator, two wall light points and oak door giving access en suite Having oak framed double glazed windows to shower room.

#### En Suite Shower Room

Having walk-in glazed shower cubicle with chrome mains shower over and feature lights, wash hand basin fitted to vanity unit with chrome mixer tap over, low level W.C, beams to the walls, ceramic tiled to the cubicle and splashbacks, oak framed double glazed window to the rear elevation and wall mounted heated towel rail, inset spot lights and extractor fan.

#### Bedroom Two

18' 11" x 19' 7" Max including en suite ( 5.77m x 5.97m Max including en suite )

Having oak framed double glazed window to the side and rear elevations, walls finished with dado rail, beams to the ceiling, part beam walls, central heating radiator and oak door giving access to the en suite bathroom.

#### En Suite Bathroom

Having three piece ivy coloured suite comprising of corner bath with mains fed shower over and folding glazed shower screen, pedestal wash hand basin, low level W.C, part ceramic tiled walls, central heating radiator and oak framed double glazed window to the side elevation and inset spot lights to the ceiling.

#### Bedroom Three

17' 4" x 17' 4" ( 5.28m x 5.28m )

Having oak framed double glazed windows to the side and rear elevations, walls finished with dado rail, oak beams to the ceiling, a range of fitted furniture comprising of storage cupboard, vanity unit and wardrobes with hanging rails and shelving, door giving access to en suite bathroom.

#### En Suite Bathroom

Having three piece ivy coloured suite comprising of corner bath with mains fed shower over and folding glazed shower screen, pedestal wash hand basin, low level W.C, part ceramic tiled walls, central heating radiator and oak framed double glazed window to the side elevation, extractor fan and inset spot lights to the ceiling.

#### Second Floor Landing

Having a seating area, central heating radiator, Velux roof light window, eave storage and doors off to the shower room and bedrooms.

#### Bedroom Four

19' 11" x 9' 11" Below slopped ceiling ( 6.07m x 3.02m Below slopped ceiling )

Having two double glazed Velux roof light windows, two central heating radiators and stripped and stained floor boards.

#### Bedroom Five

9' 4" x 9' 11" Below slopped ceiling ( 2.84m x 3.02m Below slopped ceiling )

Having two double glazed Velux roof light windows, central heating radiator and stripped and stained floor boards.

#### Shower Room

Having three piece suite comprising of glazed shower cubicle with mains chrome shower over, pedestal wash hand basin, low level W.C, part ceramic tiled walls, central heating radiator, stripped and stained floor boards, Velux roof light window and ceramic tiled splashback.

#### Outside

To the front the property has a beautiful cobbled driveway providing off road parking for up to 10 vehicles and flanked with borders inset with a variety of shrubs, stunning stone boundary wall, security lights, attached double garage, brick wall and timber fence giving privacy and access to the rear garden.

To the rear the garden is a particular feature and is of a generous size with a stone paved patio area, shaped lawns flanked with deep borders inset with a variety of mature trees and shrubs, views over open fields to the rear boundary, security light, greenhouse, timber shed, outside lighting, wide stone pave path continues from the patio to the rear of the garage beyond wrought iron gates to the side, a further metal shed and a log store.

#### Garage

15' 11" x 16' 5" ( 4.85m x 5.00m )

Having an electric remote up and over door, light and power, oak framed double glazed window to the front elevation, a further oak door to the rear elevation, electric charging point and roof storage.









**Ground Floor**



**First Floor**



**Second Floor**

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