

# The Green

Diseworth, Derby, DE74 2QN

John  
German



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Offers In Excess Of

£650,000

A perfectly presented, spacious, light and airy home, modernised to a very high standard, with large rear garden (the whole plot measuring approx. 0.25 acres), beautiful views in to surrounding countryside and ample parking, situated in a highly sought after village location offering fantastic transport links and amenities.

This property would make an ideal purchase for growing or established families, or multi-generational living.

The property is located within easy reach of a wide range of local amenities, including Diseworth C of E Primary School, Village Farm Shop, Diseworth Village Hall and The Plough Inn Public House/Restaurant.

Nearby major conurbations of Castle Donington (4 miles away) and Loughborough (7 miles away) provide an abundance of further amenities including secondary schooling, Loughborough University, supermarkets, shops and boutiques. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1, A42 and A50, and regular bus service to Nottingham while Loughborough Railway Station provides links to London & Edinburgh. East Midlands Airport is only 15 minutes away by car.

Accommodation comprises; five double bedrooms, en-suite and dressing room to the principal bedroom, first and second floor family bathrooms, ground floor shower room, sitting room, living/dining room which open plans into the fantastically appointed kitchen. In addition, there is a handy boot room accessed via the rear of the property and a second kitchen/utility room which would lend the accommodation to housing multiple generations or guests perfectly.

Externally, the rear garden is of excellent size and very private, predominantly laid to lawn with raised decked and patio seating areas. The bottom of the garden boasts "The Red Dog" (separate negotiation) currently operated as a home entertainment suite however could be used for a variety of purposes including a home office or playroom. The converted garage is currently being used as a home gym and excellent storage facility and, again, could have alternative use.

To view this property, please contact John German Loughborough office.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA07012026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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**Ground Floor** Building 1



**Floor 1** Building 1

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**Approximate total area<sup>(1)</sup>**

2868 ft<sup>2</sup>  
266.4 m<sup>2</sup>

**Reduced headroom**

78 ft<sup>2</sup>  
7.2 m<sup>2</sup>



**Floor 2** Building 1



**Ground Floor** Building 2

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



#### Agents' Notes

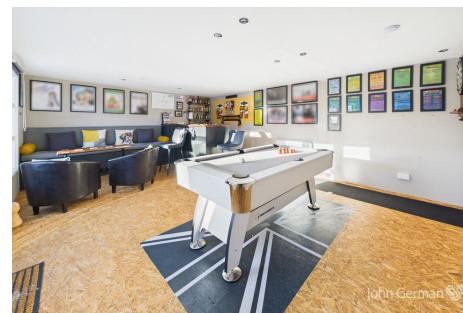
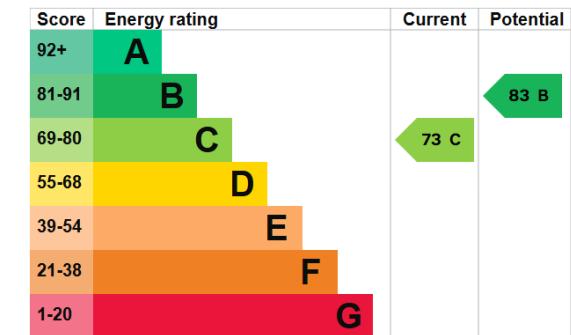
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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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