



HOPKINS & DAINTY

ESTATE AGENTS



The Green, Derby, DE74 2QN

£235,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this appealing three bedroom home. Set in the popular village of Diseworth, convenient for the nearby East Midlands Airport, M1 and A42. The property is in need of renovation and stands on a generous garden plot, with potential to extend (subject to planning permission).

The accommodation comprises: entrance porch, hall, dual aspect lounge, kitchen/dining room with rear utility room and separate WC. On the first floor there are three bedrooms and the shower room. The property has double glazing where stated, a side garden and driveway and a further rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Porch

Accessed via a single glazed entrance door, with single glazed windows and a door to:

Hall



With stairs rising to the first floor, a radiator, double glazed front window and doors leading off.

Lounge 17'6">14'0" x 11'5">7'11" (5.34>4.28 x 3.48>2.42)



Spacious lounge with a display fireplace, radiator, double glazed front and rear windows.

Kitchen/Diner 15'2">11'10" x 15'0">11'11" (4.64>3.63 x 4.59>3.64)



With fitted units and an inset sink and drainer. Double glazed side window, single glazed front window opening into the porch, stove, under stairs storage cupboard and a built in pantry with shelving. Door to:

Rear Hall



With a sliding side door opening to the garden. Built storage shed/coal store and door to:

Utility Room 10'4" x 9'1" (3.15 x 2.79)



With a sink, fitted storage cupboards, single glazed rear window and door to:

Separate WC



High flush WC and single glazed rear window.

First Floor Landing



Fitted storage cupboards, double glazed rear window and doors leading off.

Bedroom 1 13'2" x 12'0" max. (4.02 x 3.67 max.)



Measurements include the cupboards. Double glazed front and side windows, fitted cupboards housing the hot water cylinder and a picture rail.

Bedroom 2 11'5" x 10'0" (3.50 x 3.05)



Second double bedroom with a radiator, fitted storage cupboard, double glazed front window and a picture rail.

Bedroom 3 11'5" x 7'2" max. (3.50 x 2.20 max.)



Single third bedroom with a fitted storage cupboard,

radiator, picture rail and double glazed rear window.

Shower Room 8'0" x 4'10" (2.46 x 1.48)



Three piece suite comprising shower, wash hand basin and WC. Tiled splash backs, an electric fan heater and double glazed rear window.

Garden/Driveway



To the side of the property there is a gated driveway providing off road parking and an attractive lawn garden with mature planted borders and a hedge boundary.

Rear Garden



To the rear there is a further lawn garden with a greenhouse, fence and hedge boundary.

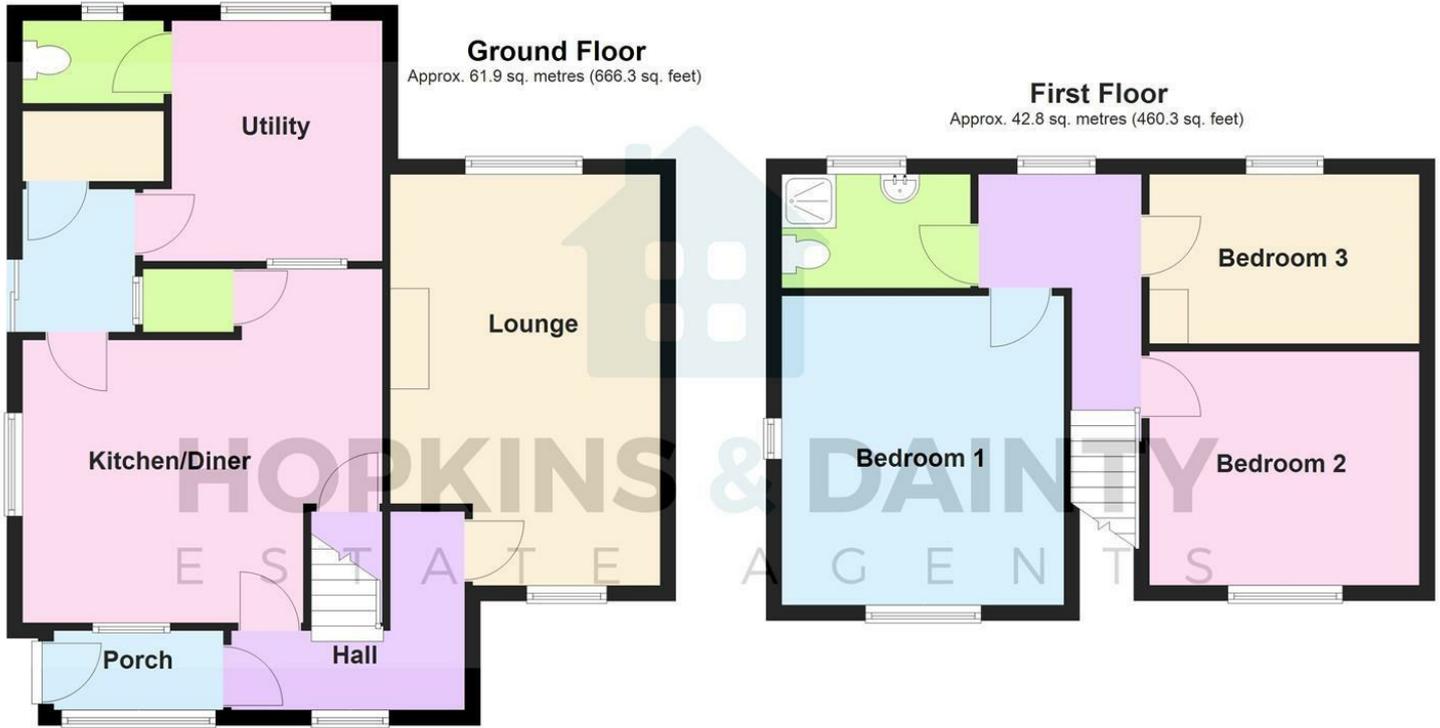
Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan



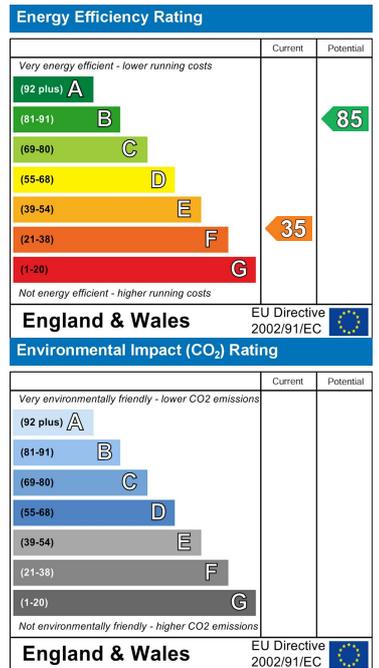
Total area: approx. 104.7 sq. metres (1126.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.