





**** IMPRESSIVE EXTENDED FOUR-BEDROOM
FAMILY HOME ****

Situated in the highly sought-after village of Diseworth, this beautifully presented and spacious property offers ideal accommodation for modern family living.

The ground floor briefly comprises a welcoming entrance hall area, a lounge featuring a fireplace, and an additional versatile family room. The fitted dining kitchen provides an excellent space for entertaining, complete with doors opening out to the rear garden. There is also a generously sized utility room and a convenient guest cloakroom.

To the first floor, the property boasts four well-proportioned bedrooms, including a main bedroom with en-suite facilities, along with a contemporary family bathroom.

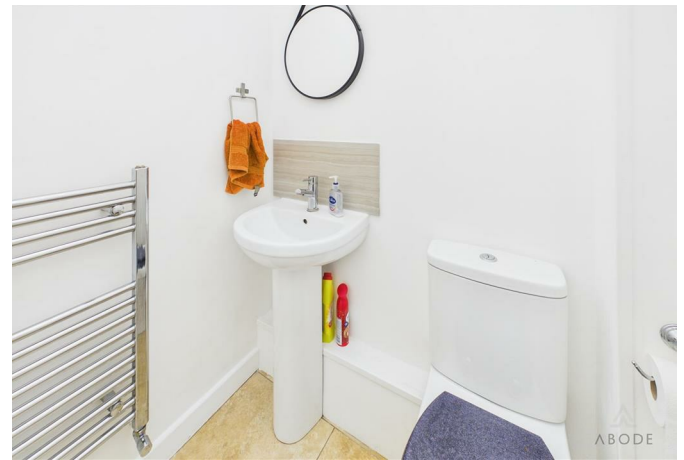
Externally, the home benefits from off-road parking to the front and a private, enclosed garden to the rear.

Diseworth is a charming and well-connected village located on the edge of the East Midlands, offering a blend of rural character and excellent transport links. With its historic church, local pub, and close proximity to major road networks, East Midlands Airport, and nearby towns such as Castle Donington and Loughborough, it remains a popular choice for families and commuters alike.

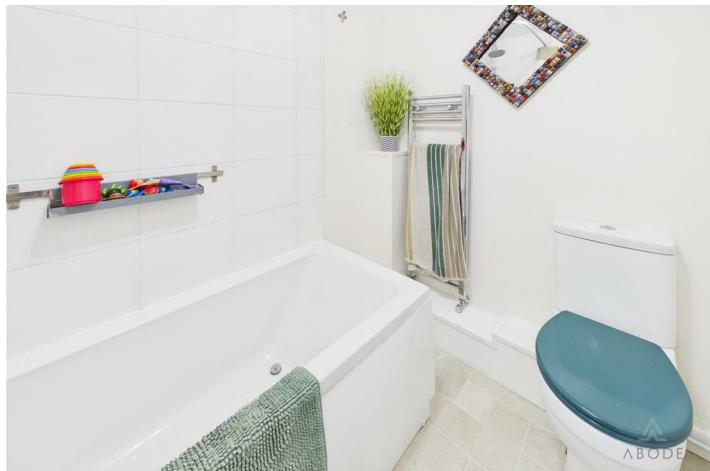
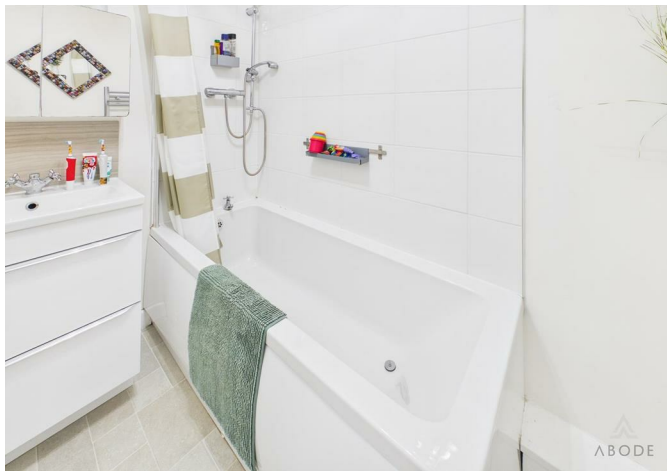


ABODE
SALES & LETTINGS







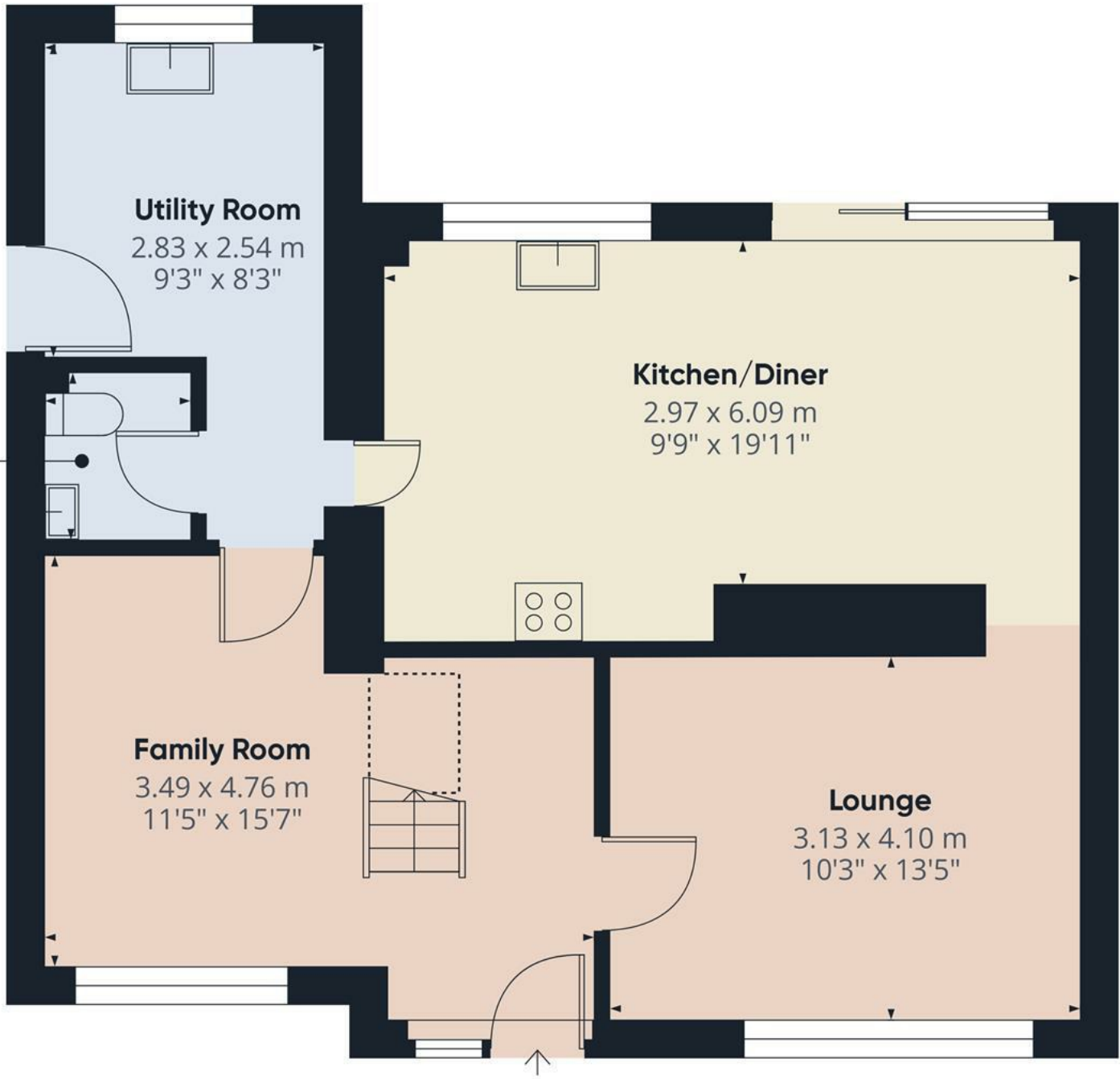








WC
1.43 x 1.31 m
4'8" x 4'3"



Approximate total area⁽¹⁾
60.1 m²
646 ft²

Reduced headroom
0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

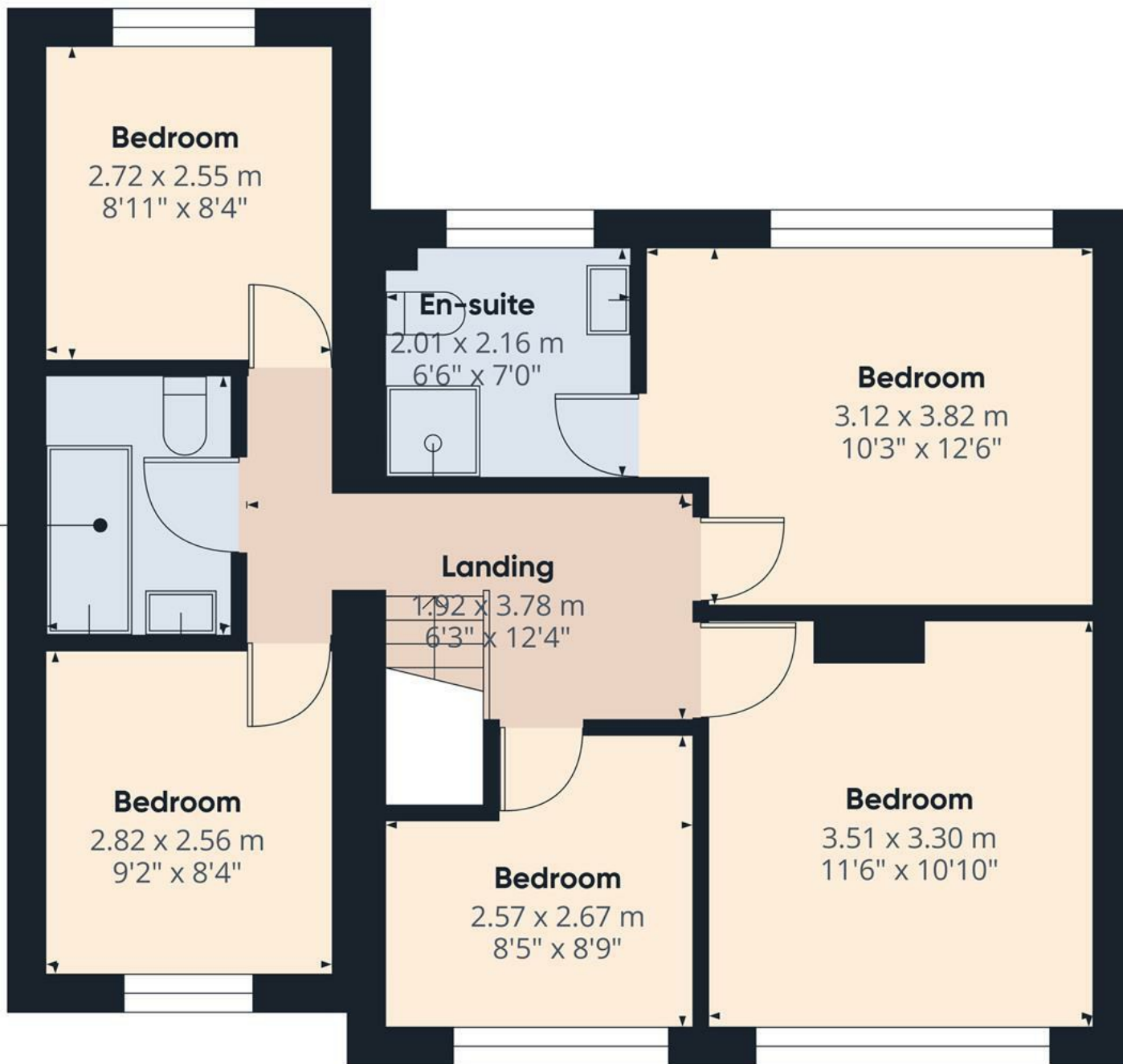
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Floor 0



Bathroom
2.24 x 1.61 m
7'4" x 5'3"



Approximate total area⁽¹⁾
57 m²
615 ft²

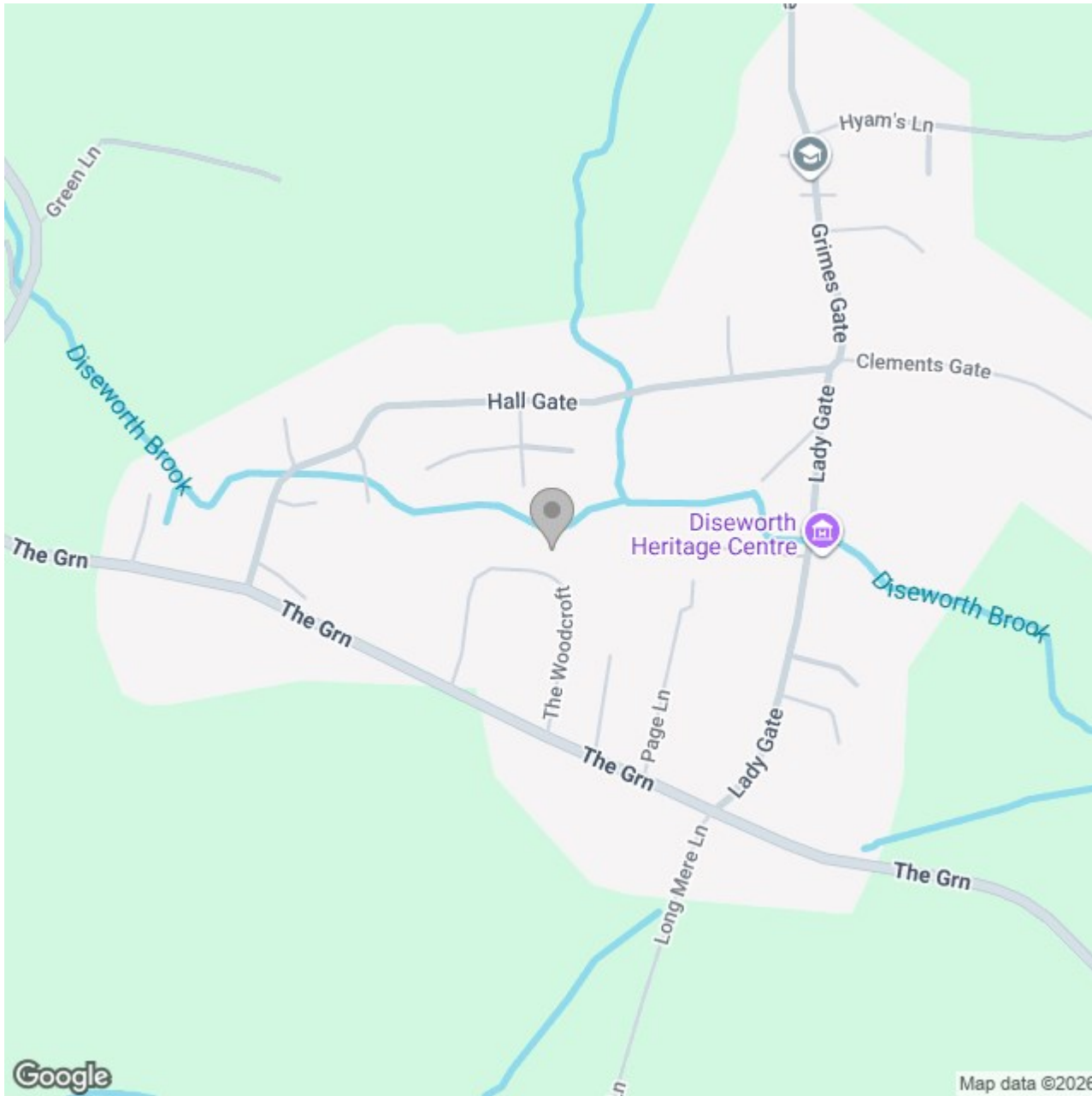
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	