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your property experts

# The Byre

Old Farm Close, Diseworth

- Substantial and modern detached family home
- Built to a high standard in 2019 with a ICW certificate
- Generous floor area of approx. 2,207 square feet
- Beautiful open-plan kitchen/diner and a useful utility
- Light-filled sitting room with bi-fold doors to the rear
- Four double bedrooms, two en-suites and a bathroom
- Private driveway and an oversized double garage
- Beautifully landscaped rear gardens and a patio terrace

## General Description

Smiths Property Experts are delighted to offer this substantial, modern four-bedroom detached home, built to a high standard in 2019, with a remaining ICW certificate. The property is presented in immaculate condition, featuring underfloor heating to the ground floor, an oak spindled staircase, oak doors throughout and an intruder alarm system.

Boasting a generous floor area of approximately 2,207 square feet (including the integral double garage). The property comprises a superb open-plan kitchen/diner, a light-filled sitting room, both opening onto beautiful rear gardens, a useful utility room, four double bedrooms, two of which benefit from en-suites, a main bathroom and plentiful storage. Outside, there is ample parking and a generous double garage.







## The Property

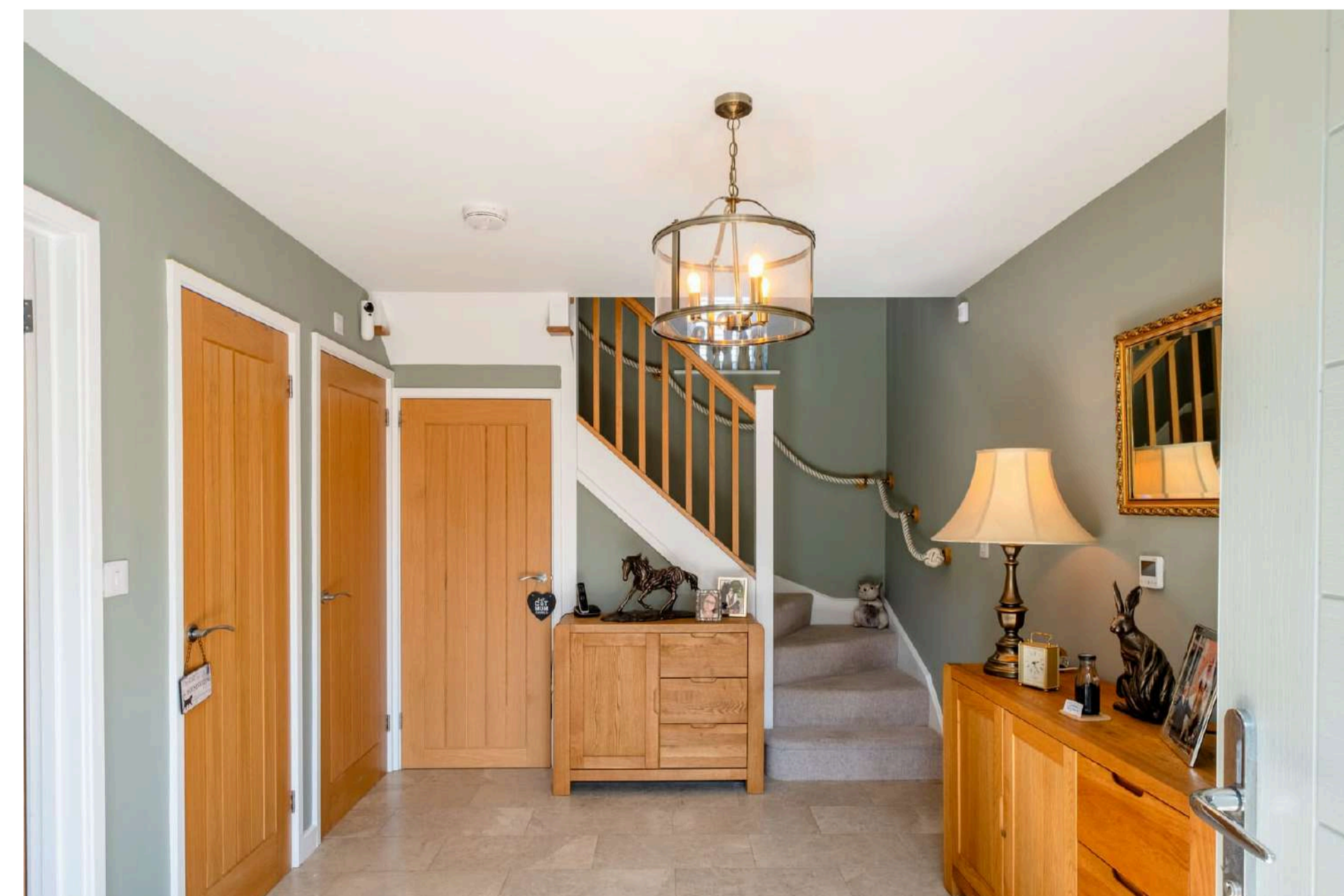
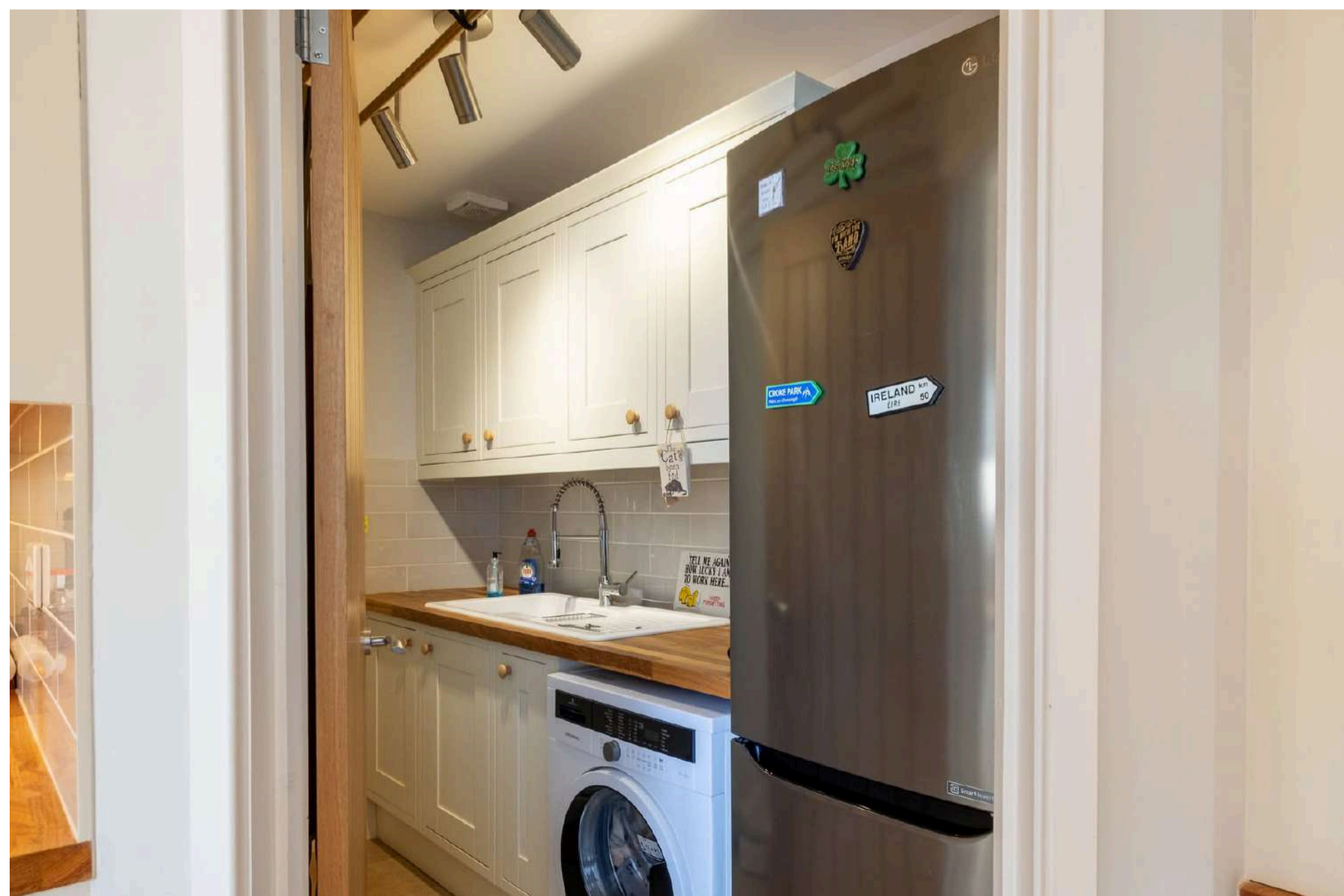
The accommodation is entered via a splendid entrance hallway, which would make a stunning formal dining area, with a striking oak spindle staircase leading to the first floor, a cloakroom/WC, and a storage cupboard. Oak-framed double doors open into the spacious open-plan kitchen/diner with a range of units complete with integrated appliances, hardwood work surfaces and an Aga. There is also a utility room with associated plumbing and further storage. A separate sitting room offers a naturally light room, with bi-fold doors that open onto the rear garden.

Upstairs, the generous main bedroom suite has a vaulted ceiling and includes a dressing room with bespoke built-in wardrobes and a beautifully appointed en-suite shower room. Bedroom two also benefits from its own en-suite shower room. There are two additional double bedrooms and a modern family bathroom with a stylish four-piece white suite.

## The Outside

Externally, the property occupies a delightful west-facing plot which captures the afternoon sun. To the front, there is a block-paved driveway providing off-road parking and access to the integral double garage, equipped with lighting, power, and rear-facing windows.

The rear garden has been beautifully landscaped, with a patio terrace providing space perfect for entertaining and summer evenings. A shaped lawn has well-stocked flower and shrub borders, with outside power points and is walled and fenced to boundaries.







## The Location

Diseworth village offers a selection of local amenities, including a primary school, village hall, and a traditional pub. Diseworth is ideally situated close to East Midlands Airport, making it particularly appealing for those working nearby, while remaining outside of the main flight path. Excellent transport connections are available, with bus links from the airport and to major cities. A short distance away lies the larger village of Castle Donington, which provides a wider range of facilities, with several pubs, a variety of independent shops, and a supermarket.

## Property Information

EPC Rating: B.

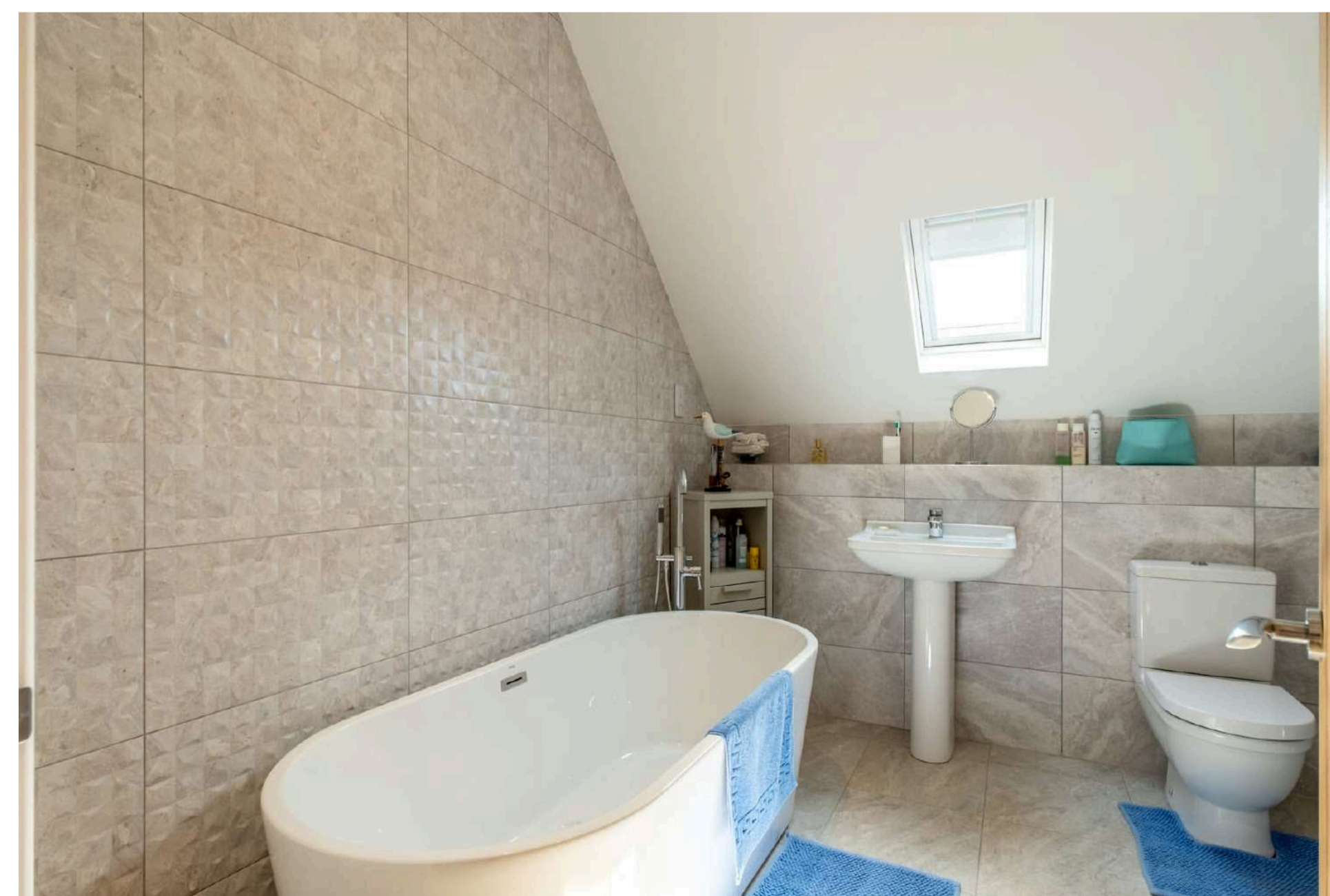
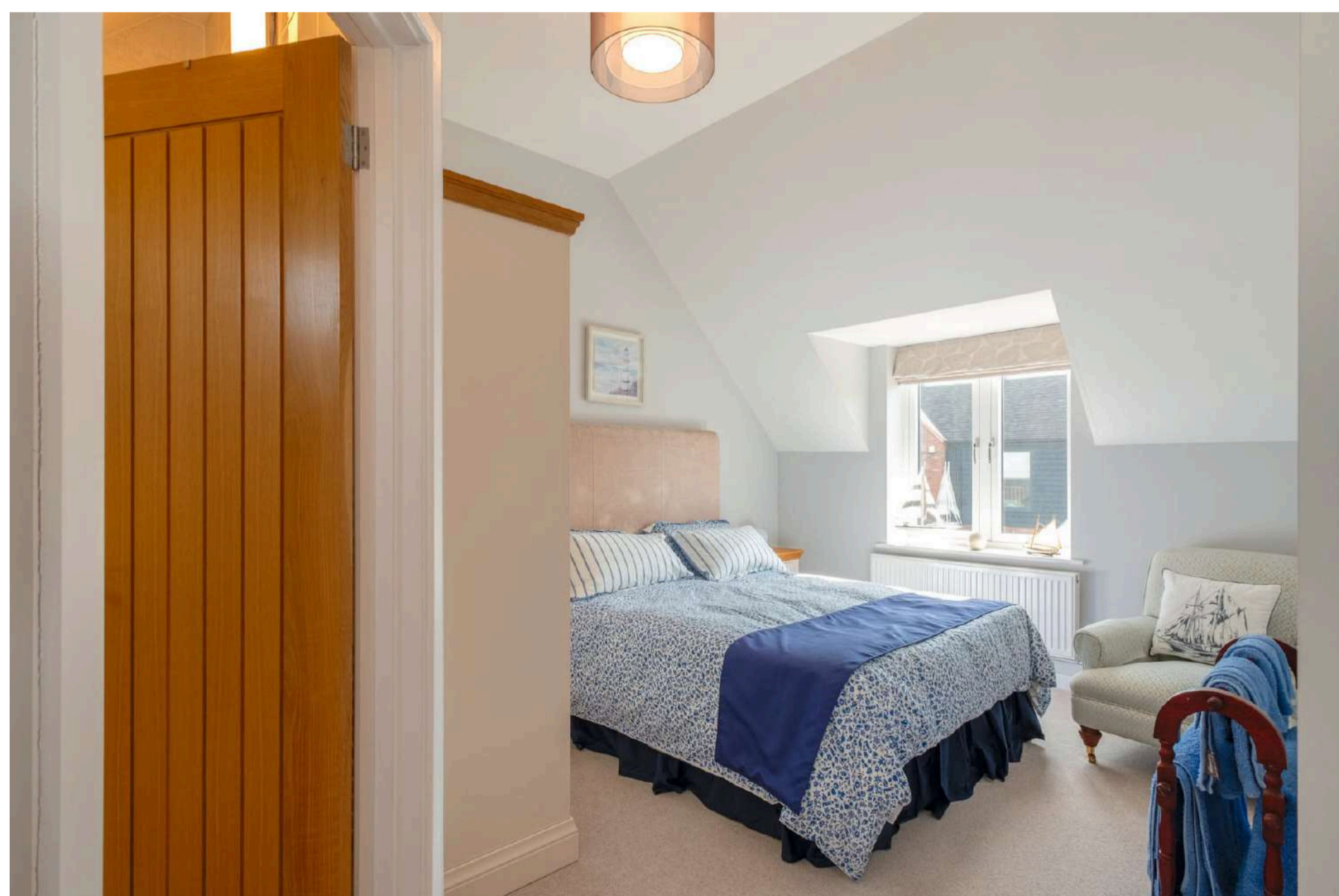
Tenure: Freehold. Council Tax Band: F.

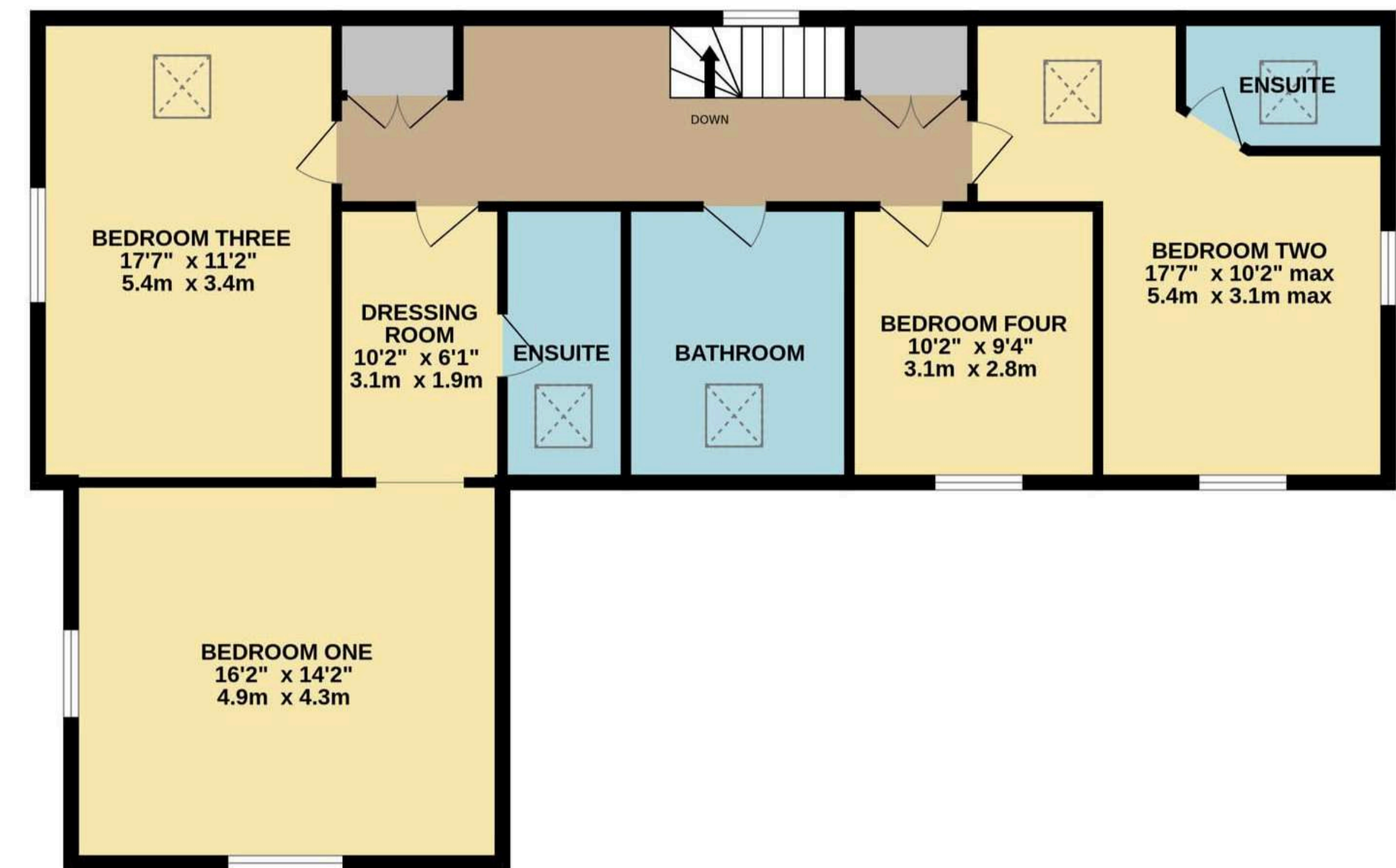
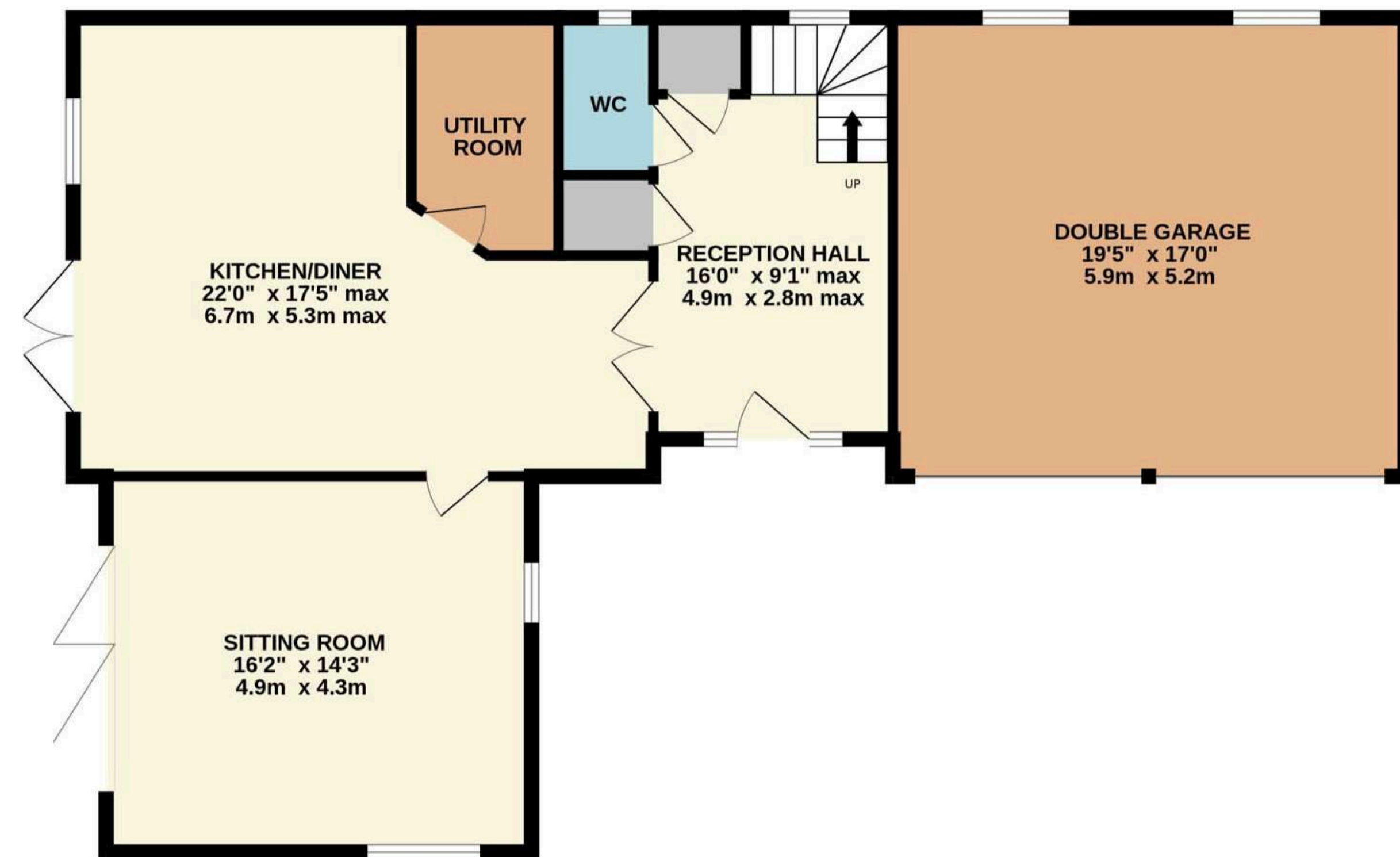
Local Authority:

North West Leicestershire District Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 2207 sq.ft. (205.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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