



Smiths
your property experts

Brookside

Diseworth

- No upward chain
- Delightful and spacious detached family home
- Set in a cul-de-sac within the popular village of Diseworth
- Generous sitting room and a beautiful orangery extension
- Fitted kitchen/diner and a useful WC
- Four good-sized bedrooms and a bathroom
- Spacious driveway and an oversized tandem garage
- Beautiful and secure south-facing rear gardens

General Description

Smiths Property Experts are delighted to offer to the market, with no upward chain, this delightful four-bedroom detached family home, occupying a lovely, south-facing plot in a cul-de-sac within the popular village of Diseworth.

The property enjoys spacious accommodation with a dual aspect sitting room and an orangery extension, a kitchen/diner, and four good-sized bedrooms. With a driveway for numerous vehicles and an oversized tandem garage, the property provides an opportunity for the new owner to put their own stamp on it with some general cosmetic improvements.





The Property

The accommodation benefits from gas central heating and double glazing, and is entered via an entrance hallway with stairs off to the first floor and a ground floor WC. The sitting room is a naturally light room, boasting a dual aspect with windows to the front and an opening to an orangery to the rear, which leads directly to the rear garden. The kitchen/diner is fitted with base and wall-mounted units, a double electric oven, a gas hob, and a recently replaced central heating boiler.

Upstairs, the landing gives way to four generous main bedrooms, two of which have an interconnecting door, and the bathroom has a white three-piece suite comprising a panelled bath with an electric shower over, a low-level WC and a pedestal wash hand basin.

The Outside

A particular feature of the home is the outside space, with the property sitting on a lovely-sized plot which enjoys a south-facing rear aspect. The front garden is mainly laid to lawn, with a driveway providing parking for numerous vehicles and access to the garage.

The garage is an oversized tandem with an up-and-over door and a rear personnel door. The rear garden provides a patio terrace for alfresco dining, a lawn with well-stocked and established flower borders, with fencing to all boundaries and enjoys a private outlook.





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: D.

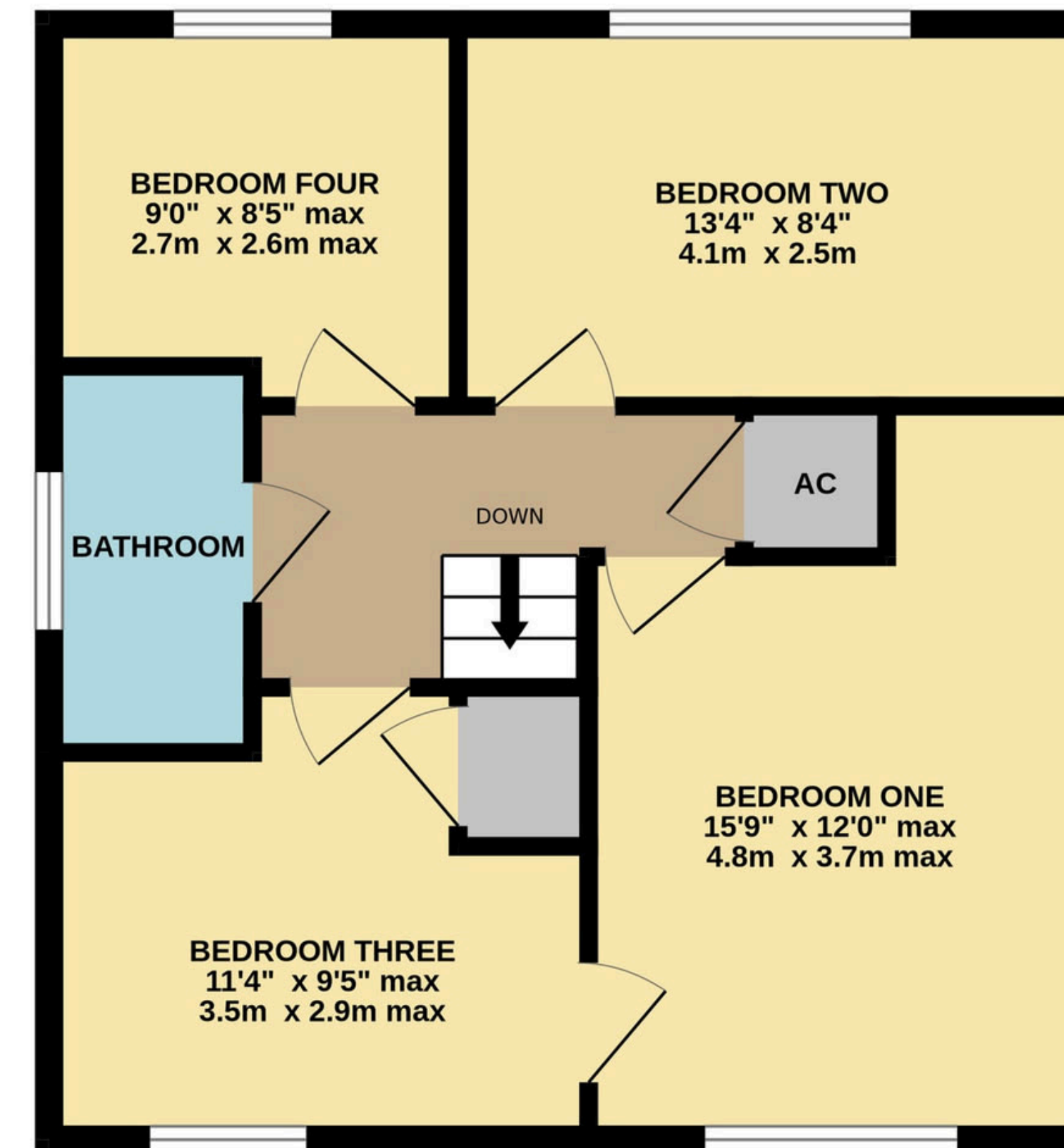
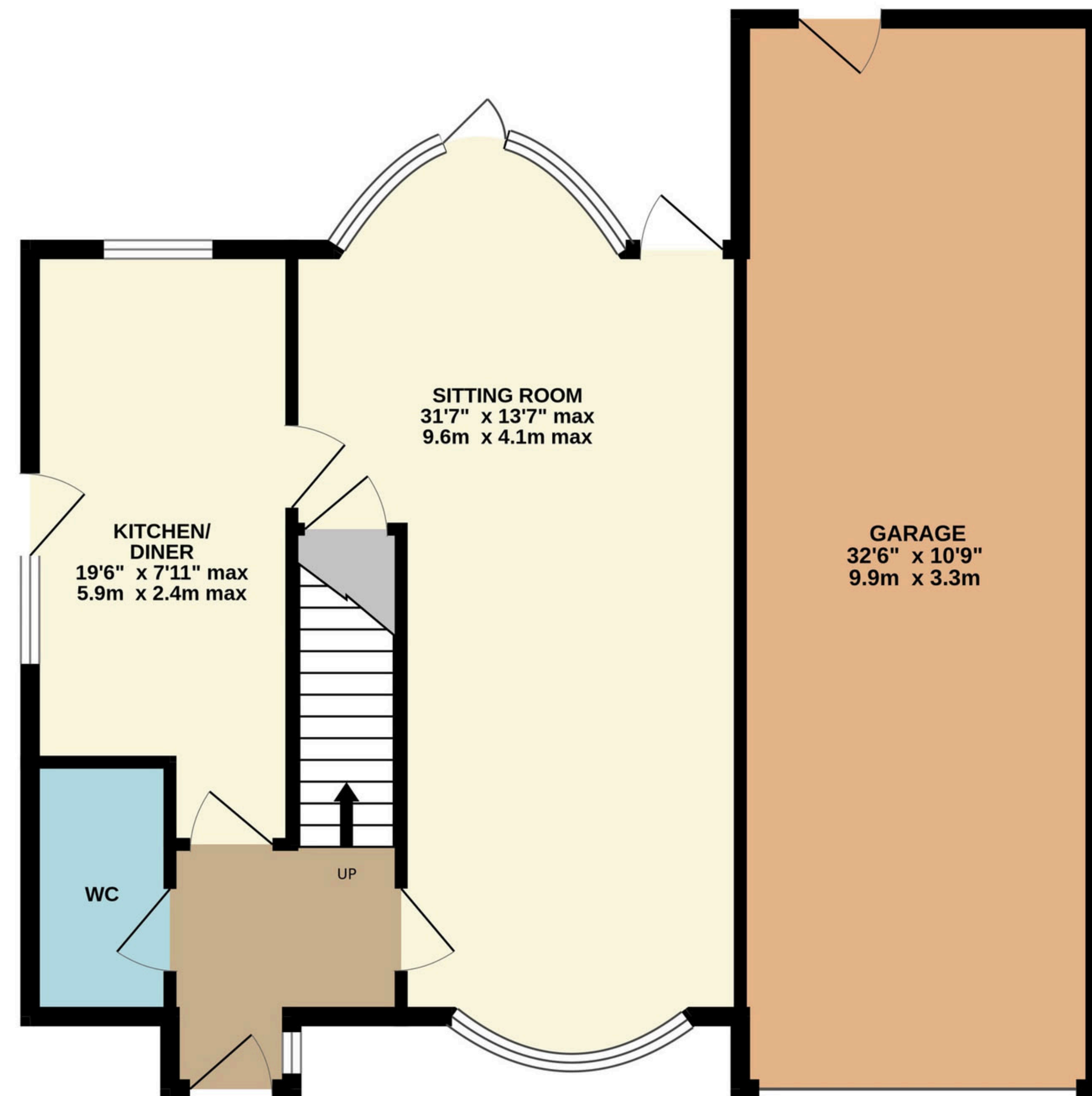
Council Tax Band: D.

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 : 1386 sq.ft. (128.8 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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