

Main Street

Hemington, Derby, DE74 2RB

John German





An aerial photograph of a large, two-story red brick house with a dark grey tiled roof. The house features a prominent chimney on the left side and a smaller one on the right. A paved driveway leads to a large green lawn in the front garden, which is bordered by a low brick wall. The house is surrounded by lush green trees and foliage. The sky is clear and blue.

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£695,000

This beautiful period double fronted village home lies nestled amidst thatched cottages on a leafy street. It has five reception rooms, the benefit of no upward chain and planning permission for extension with internal layout changes - a property to fall in love with!

This former village pub has been transformed into a warm welcoming character home which is appointed to a high standard throughout including built in speakers around the home. A particular favourite of ours being the luxury kitchen that opens into a breakfast room and on into the garden room. The property lies on a lovely street with mature trees and stream running by alongside a host of other character properties. The lovely village pub is a short stroll away as is the village school while further amenities and eateries are also nearby in Castle Donington and the village although rural in setting offers excellent access to the M1, A50, A42 and East Midlands airport.

The property benefits from having planning permission for extension and alteration to the existing dwelling, replacement windows, single storey rear extension, outbuilding and landscaping works. Application reference 21/02243/FUL from North West Leicester District Council dated 14th of April 2022.

Accommodation - A beautiful panelled classic entrance door opens to reveal a stunning reception hallway with tiled flooring underfoot, panelling to the walls and a wonderful high ceiling - a feature that runs throughout the property.

To your left is a spacious reception room with feature fireplace and dual aspect double glazed windows. Lying on the opposite side of the hallway is a second reception room which has a lovely log burning stove at its focal point with window to the fore and a character door opening to reveal a fabulous under stair storage area.

The central hallway has a staircase leading to the first floor, access to a modern guest cloakroom and a door leads outside to the rear garden.

Also lying off the hallway is the luxury bespoke kitchen which has traditional cabinetry running around the room with wonderful countertops that wrap around three sides and into the adjoining breakfast room. The kitchen has ample storage alongside an integral Rangemaster plumbed fridge freezer, an oven, microwave, dishwasher and hob with extractor hood above. Step down into the breakfast room where double doors lead into the adjacent garden which has French doors leading directly outside. Due to the aspect of the property these two rooms are full of sunlight on a sunny summers day and make for an amazing reception space for the property. Running through all three rooms is Porcelanosa tiled flooring that has the benefit of under floor heating to the kitchen and breakfast room.

Also leading off the kitchen is a traditional dining room, classically styled with dark red walls, timber ceiling beams, attractive wooden floor and window to the side overlooking the garden.

Last but definitely not least is the excellent laundry/utility room which has been fitted with bespoke cabinets running around the edges of the room, full height in areas that offers heaps of clever storage including a concealed recycling area, pull out carousel units and pantry unit. This room also has the benefit of an integral fridge, two freezers, washing machine and tumble dryer.

On the first floor you will find four genuine double bedrooms and a stunning luxury bathroom. The master bedroom suite enjoys a dual aspect with fitted wardrobes and its own private en suite shower room.

Leading off the large central landing which has two large feature archways we continue into the luxurious family bathroom. This breathtaking room has been superbly appointed starting with beautiful tiling to the walls and floor with under floor heating, a contemporary free standing oval bath with waterfall pillar tap, a built in Smart television cleverly positioned at the end of the bath, a vanity unit with inset wash hand basin, WC and an excellent frameless walk through shower with a rainfall French style shower head in addition to a hand held shower.

Outside the property has a walled garden that enjoys a sunny southerly private aspect. There are raised beds, a shaped lawn, a cobbled patio and pathway run alongside the property providing plenty of seating opportunities. Wrought iron gates lead back out to the front elevation and also through to the single garage and driveway set to the rear in addition to a drive on the left hand side that is allocated to this property.

Agents note: Access to the garage is over an unadopted private drive to the side of the property. The owners have a right of way but also a responsibility to contribute towards its upkeep. Prospective purchasers are advised to seek further clarification from their solicitor.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/18052023

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







Ground Floor

Approximate total area⁽¹⁾

2553.09 ft²

237.19 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Proposed Site Plan



Proposed Elevations



Proposed Floorplan Layout



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	72 C
39-54	E		
21-38	F		
1-20	G		

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