

Grimesgate

Diseworth, Derby, DE74 2QD



A rarely available detached bungalow, enjoying a fantastic plot on the outskirts of this highly regarded Leicestershire village, boasting easy access to major road links as well as East Midlands Airport. Offered to market with no upward chain and vacant possession. Viewing essential.

Guide Price £375,000

John German 

This charming bungalow is located in the Leicestershire village of Diseworth. Positioned to the South of East Midlands Airport and with nearby access to the M1 & A42, with Derby, Nottingham and Leicester all within easy commutable distance as well as East Midlands Parkway providing rail links to London in under an hour and a half.

The village itself hosts a range of amenities including frequent bus routes, a popular 16th century village pub, farm shop, primary school (Ofsted Good) as well as a village hall. There are a range of characterful and listed buildings including a church dating back to the 11th century.

The property is positioned on the outskirts of the village, bordering open countryside. Enjoying a sizeable plot with an attractive mature garden and separate kitchen garden, the property offers excellent potential for modernisation and/or extension – subject to the relevant permissions.

With a spacious frontage, off road parking is plentiful with the gravelled driveway also giving access to the detached garage, having an up and over door to the front.

Internally, the side access door opens to the internal porch, with a further door leading to the main hallway.

From here, access is given to the three bedrooms, family bathroom, kitchen and reception rooms.

The first of the two reception rooms is a dedicated dining room, having a high level window to the side aspect and glazed double doors leading through to the lounge.

With a log burning stove offering a focal point to the room, the lounge has dual aspect windows offering views over the rear garden, as well as two central heating radiators, with a door opening through to the conservatory.

Comprising both eye level and base units with worksurface over, the kitchen has tiled splashbacks and appliance space for a cooker, gas fired Cannon range cooker, with overhead extractor, plumbing and appliance space for a washing machine and a sink and drainer unit positioned beneath the window looking into the conservatory to the rear.

The adjoining utility room/lobby houses the central heating boiler, with there being doors to a useful storage cupboard and cloakroom having a wc and sink.

The three bedrooms offered are well proportioned, and serviced by the family bathroom, which is largely tiled and features a suite comprised of a panelled bath, wc and hand wash basin.

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

Our Ref: JGA07072023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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Agents' Notes

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