

# Grange Court, Main Street, Egginton

aksresidential.com

£425,000



This property at a glance:



Watch the video



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## Sam says:

"This home is truly beautiful! Being within the lovely village of Egginton and tucked away off the road within a handful of other barn conversions means it's very peaceful and quiet. As we arrived, there were ducks and chickens wandering around showing just what an idyllic location this property is in. You enter the property through large double gates into the outside courtyard where you have multiple seating areas for enjoying the outdoors as well as parking space and a single garage. You have 2 doors to enter the property, you have the handy porch area which is ideal for muddy boots and paws alike, with the utility room attached. Alternatively, you can enter into the stunning, open dining room area with wooden beams and the seemingly endless hallway! This space really feels like the heart of the home leading to the well equipped kitchen to the front and the beautifully presented living room to the other side. Whilst this is a large living room, the beams and log burner give it a really cosy feel."

The master bedroom is beautifully presented, with large built in wardrobes, doors leading out to the patio as well as access to the en-suite shower room, this room really is a lovely space. There's currently a super king bed in there and still plenty of floor space. There are two further double bedrooms, with the second bedroom also having built in storage. There is also a large modernised family bathroom located at the end of the hallway with a velux window for plenty of natural light. Something this property certainly isn't short of are windows and natural light. This is a fantastic home and has been presented beautifully by the current owners. This is somewhere the next owners will be able to make some amazing memories."



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Did you spot...

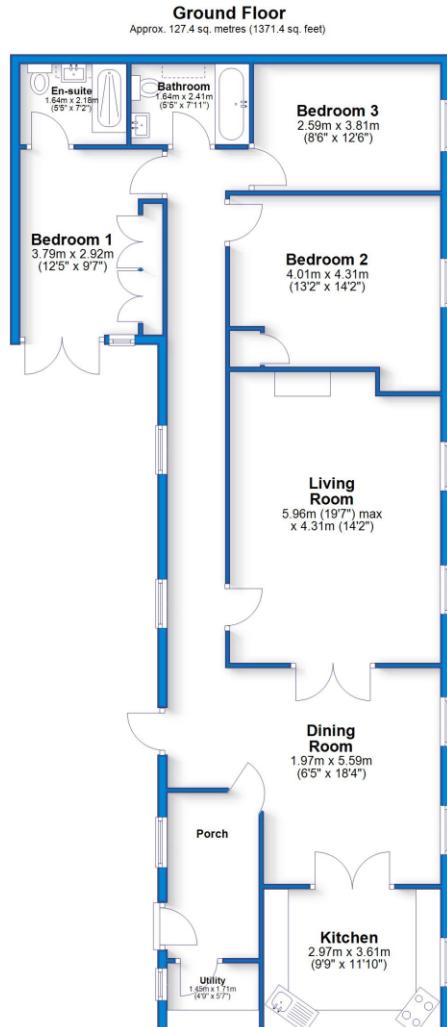
This unique barn conversion has a garage and driveway parking



## A message from the seller:

*"We have lived in this property for 15 years and in Egginton for 17. Egginton has a real community spirit and is supportive, friendly and welcoming. We love the house, finding it easy to heat, easy to maintain and generally very relaxing to live in. We love the size and proportions of the rooms and the sheltered, sunny and warm garden. If we could take this house with us to where we want to live then we would. We are moving to be closer to family as we get older."*





Total area: approx. 127.4 sq. metres (1371.4 sq. feet)

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**Energy Performance Certificate**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		71	85
EU Directive 2002/91/EC			



200+ 5 star Google Reviews



## Key Features:

- SEMI DETACHED, SINGLE STOREY BARN CONVERSION
- QUIET SEMI RURAL LOCATION
- 3 DOUBLE BEDROOMS
- SINGLE GARAGE AND PARKING
- BEAUTIFULLY PRESENTED AND FULL OF CHARACTER
- EPC RATING C



## About the area:

Located between Derby and Burton, Egginton is a beautiful, quiet and rural village. Within the village there is St Wilfred's Church and village hall as well as having the park and playing fields. It is a great location for road links with it being a short drive to the A38 and is just 5 minutes from the A50 and Toyota Island. In the neighbouring village of Etwall there is John Port Academy, the nearest secondary school, as well as a swimming pool and 3G sports pitch.



## Schools:

There is a Primary School within the village which feeds through to John Port Academy in the neighbouring village of Etwall.

Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call  
**01332 30 30 30**

[Click here](#) to watch the property video

