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your property experts

# Church View

Diseworth

- Beautifully presented detached property built in 2019
- High-quality open-plan living space with underfloor heating
- Shaker style kitchen with a large island unit and a utility room
- Bi-fold doors lead onto a beautiful sunken courtyard
- Four generous bedrooms and three bathrooms
- Two-tiered garden with a lawned area
- Detached carport/garage with oak doors to the front
- Prominent position in the centre of this desirable village

## General Description

Smiths Property Experts are favoured with instruction to market this beautifully presented detached property in the desirable village of Diseworth. The property boasts stunning views of the village Church and was built by a local and highly regarded developer in 2019. Finished to an exceptional standard, the property features high-quality materials and appliances.

The current owners have maintained the property impeccably and invested heavily in both the interiors and private gardens. The gardens are landscaped and provide exceptional space for entertaining. The house enjoys a prominent position in the centre of this highly thought of village, providing excellent access to Nottingham, Derby, Loughborough, and Leicester.





Time to drink Champagne and dance on the table



## The Property

The main house is beautifully presented and provides approximately 1,751 square feet of internal living space. The property is finished to an exceptional standard and spans across two floors. You can expect modern features such as wet pipe underfloor heating on the ground floor, wood-burning stoves, and fully glazed bi-fold doors from the reception areas and kitchen that lead onto a superb sunken courtyard, ideal for hosting and entertaining.

In brief, the accommodation comprises a spacious entrance hall, a panelled sitting room with a wood-burning stove, and a most impressive open-plan kitchen and living area, including a fully fitted contemporary shaker style kitchen complete with AEG integrated appliances and a wine cooler. There is also a utility room and a downstairs WC. Upstairs are four generous bedrooms and a four-piece modern family bathroom, all accessed from a light-filled landing with views across the rear gardens. Both the main and guest bedrooms have impressive en-suite facilities.

## The Outside

The house is situated in a prominent location and offers beautiful views of the Church to the front. There is off-road parking to the right-hand side of the property and a large, detached carport/garage with power, lighting, and oak doors to the front.

The rear gardens of the property are divided into two tiers. There is a paved courtyard located to the rear of the main house, and it comes equipped with plumbing and power facilities for a hot tub, which can be included in the sale by separate negotiation. Also, on this tier, there is a covered barbecue area. The second tier is located at a higher level and comprises of a lawn garden with additional seating terrace.







## The Location

Diseworth is a highly regarded village that is situated between Derby, Nottingham, and Leicester. Its location is ideal for easy access to East Midlands airport and the M1/M42 motorway network. The village has several amenities, including a local pub. The area offers an excellent choice of both state and private schools, such as the Loughborough Endowed Schools, Trent College, and Repton School, all of which are within easy reach.

## Property Information

EPC Rating: B.

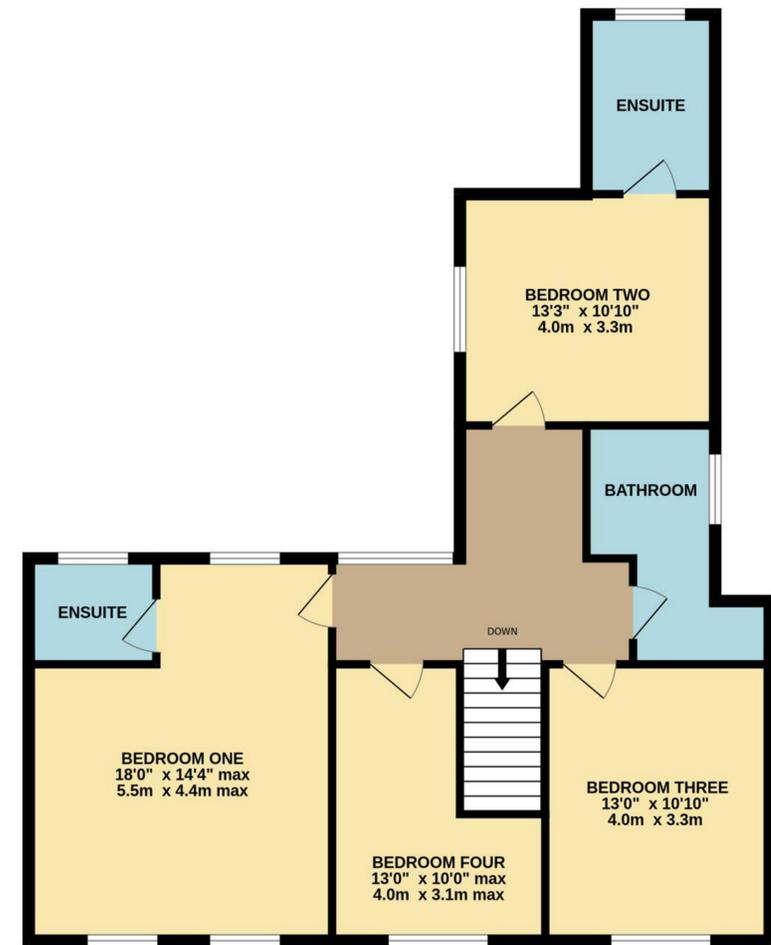
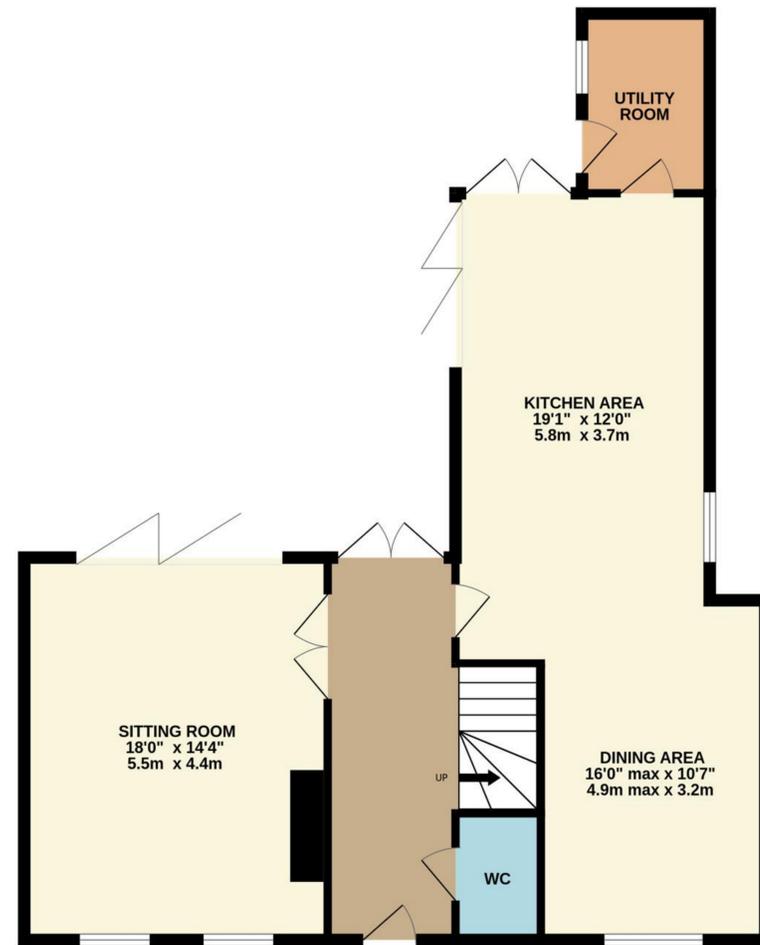
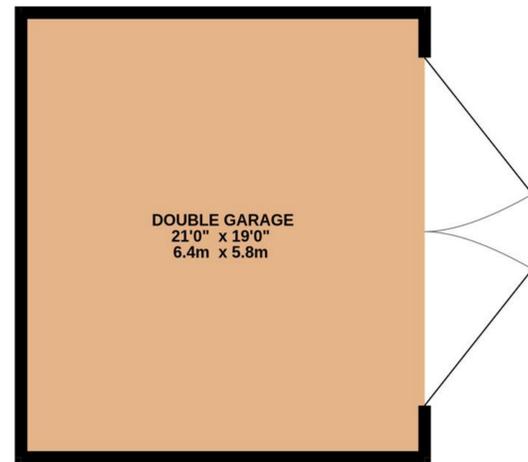
Tenure: Freehold. Council Tax Band: F.

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 : 2156 sq.ft. (200.3 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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