Robert Ellis

look no further...

2 Church Lane,
Hemington, Derbyshire
DE74 2RB

£305,000 Freehold

0115 946 1818

/robertellisestateagent

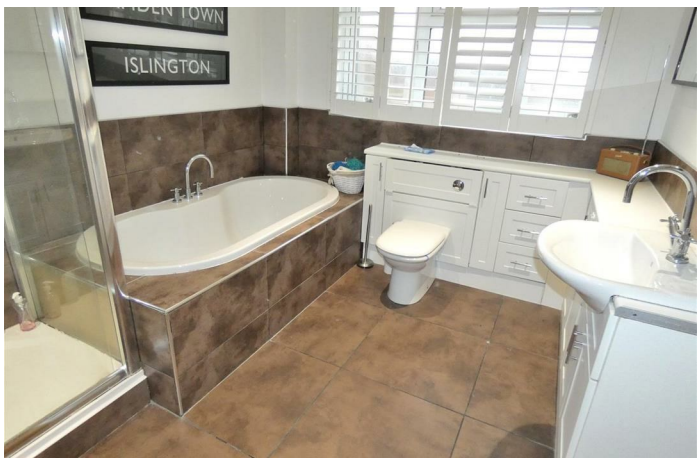
@robertellisea

THIS IS A THREE BEDROOM SEMI DETACHED PROPERTY WITH A CONVERTED LOFT AREA SITUATED IN THIS MOST SOUGHT AFTER VILLAGE WITH THE ACCOMMODATION INCLUDING SPACIOUS, ENLARGED GROUND FLOOR LIVING SPACE AND THERE IS A PRIVATE GARDEN TO THE REAR.

Standing in a slightly elevated position on the edge of Hemington Village, this deceivingly large property offers an ideal home which will suit a professional person or couple or family who are in search of a three bedroom property which is found in a rural location yet within easy reach of the many amenities and facilities provided by Castle Donington which is only a few minutes drive away and to excellent transport links, all of which have helped to make this a very popular and convenient village location. The main accommodation is arranged on two levels with further usable space in the original loft area and is being sold with the benefit of vacant possession and therefore no upward chain. For the size of the living and bedroom space and privacy of the rear garden to be appreciated, we strongly recommend that all interested parties do take an internal inspection so they are able to see all that is included in the property for themselves.

The property is constructed of brick to the external elevation under a pitched tiled roof and the well proportioned accommodation derives all the benefits of being double glazed and from having gas central heating. Being entered through a stylish composite front door the accommodation includes a reception hall that provides an open plan feel leading into the main lounge/living room which has two double opening French doors leading out to the private rear garden. There is a second reception room and a well fitted kitchen which has ranges of wall and base cupboards and wooden work surfaces. There is also a most useful ground floor w.c. and to the first floor the feature oak balustrade continues from the stairs onto the landing and there is then a second flight of stairs leading to the rooms created in the loft space. At the first floor level there are three good size bedrooms and a luxurious bathroom which includes a separate shower as well as a bath. On the second floor there is a further usable space which is fitted with ranges of wardrobes and drawers. Outside there is a block paved drive and slate chipped area at the front of the house and a path to the right of the property which provides access to the rear garden. To the immediate rear of the property there is a decked area with steps leading to a lawned garden which has beds to the sides and at the bottom of the garden there is a storage shed and other storage facilities which will remain at the property when it is sold. The rear garden is kept private by having fencing to the three boundaries.

Hemington is only a few minutes drive away from Castle Donington where there are various shops including a Co-op store on the main road leading into Castle Donington, schools for all ages, healthcare and sports facilities. There are walks in the surrounding picturesque countryside which can be accessed almost immediate outside the property, further shopping amenities and facilities can be found in nearby Long Eaton and Derby as well as Pride Park and the transport links include J24 of the M1 which connects to the A42, there is the A50, East Midlands Airport, East Midlands Parkway railway station and there are various main roads which provide good access to Nottingham, Derby and Leicester as well as many other East Midlands towns and cities.



There is an open canopy porch with recess lighting to the front of the property leading through a stylish panelled composite front door with two opaque glazed side panels into:

Reception Hall
Stairs with feature oak balustrade leading to the first floor, two radiators, recessed spotlights to the ceiling and wood panelled doors leading to the kitchen and sitting room/study and the hallway opens into:

Lounge/Sitting Room
20' x 12' reducing to 8' approx (6.10m x 3.66m reducing to 2.44m approx)
Two double glazed double opening French doors with both sets of doors having matching side panels leading out to the rear garden, cabling for a wall mounted TV and radiator.

Kitchen
12' x 8' approx (3.66m x 2.44m approx)
The kitchen is well fitted with Shaker style cupboards and wooden work surfaces and includes a Belfast sink with a mixer tap set in a work surface with a wine rack, integrated dishwasher, cupboards and drawers below, space for a cooking Range with a tiled back plate, L shaped wooden work surface with drawers and cupboards below, space for a large American style fridge/freezer with cupboard over, matching eye level wall cupboards, double glazed window to the front with fitted shutters and wooden flooring.

Sitting Room/Study
12' x 7' approx (3.66m x 2.13m approx)
Double glazed window to the front, wooden flooring, recessed spotlights to the ceiling, double radiator, cabling for a wall mounted TV and wooden panelled door to:

Cloaks/w.c.
Having a white low flush w.c. and hand basin, tiling to the walls and floor, chrome heated ladder towel radiator, opaque double glazed window and recessed spotlights to the ceiling. Off the cloaks/w.c. there is a utility space which has plumbing for an automatic washing machine with a cupboard over.

First Floor Landing
Double glazed window to the front, radiator, stairs with feature oak balustrade leading to the second floor and wood panelled doors to:

Bedroom 1
11'10 x 11' reducing to 8' approx (3.61m x 3.35m reducing to 2.44m approx)
Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Bedroom 2
11' x 9' approx (3.35m x 2.74m approx)
Double glazed window to the rear with shutters, radiator, built-in wardrobe and cornice to the wall and ceiling.

Bedroom 3
11' x 8' approx (3.35m x 2.44m approx)
Double glazed window to the front, radiator, built-in wardrobes and cornice to the wall and ceiling.

Bathroom
The luxurious bathroom has a feature tiled panelled bath with mixer taps, large walk-in shower with a mains flow shower system and sliding doors with protective screens, low flush w.c. with a concealed cistern and hand basin with mixer taps, with the w.c. and hand basin set in a fitting which includes cupboards and drawers, tiling to the walls by the bath, sink and w.c. areas, built-in cupboard which houses the Baxi boiler, recessed spotlights to the ceiling, opaque double glazed window with fitted shutters and chrome heated ladder towel radiator.

Converted Loft Space
There is an open landing with a velux window, on the left there is a dressing area which has ranges of built-in wardrobes and fitted drawers with three access points to the loft space and there is an electric wall mounted radiator.

Loft Room
11' x 10' approx (3.35m x 3.05m approx)
Velux window to the ceiling, four access points to the loft space, cabling for a wall mounted TV and a wall mounted radiator.

Storage Area
10' x 9' including landing area (3.05m x 2.74m including landing area)

Outside
At the front of the property there is a block paved driveway with a path from the drive extending to the front door with there being a path leading down the right hand side of the property to the rear and there is a slate chipped bed at the front which helps to keep maintenance and upkeep of the front garden area to a minimum. To the immediate rear of the house there is a decked area with steps leading onto a lawned garden which has fencing to the sides. There is a summerhouse/shed and further storage units at the bottom of the garden.

Directions
The property is best approached from the M1 J24, taking the exit along the A50. At the first Junction turn left in the direction of Castle Donington and turn immediately left into Rycroft Road heading to Hemington. On entering the village proceed along Main Street and turn left before the corner which then leads into Church Lane.
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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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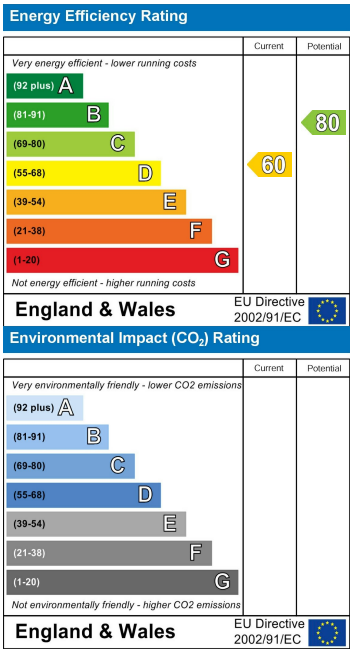

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818