





\*\*\*\* FIVE BEDROOM DETACHED FAMILY HOME SET IN BEAUTIFUL GARDENS ADJACENT TO BEAUTIFUL COUNTRYSIDE \*\*\*\* POTENTIAL ATTACHED ANNEX \*\*\*\*

An excellent opportunity to acquire this extended detached residence, offering generous and flexible accommodation with outstanding potential. Situated in the highly sought-after village of Diseworth, this versatile home provides well-proportioned living space ideal for a range of buyers. The property welcomes you with an inviting entrance hall leading to a comfortable lounge featuring a charming log burner. A bright garden room overlooks the rear garden, creating an ideal space for relaxation. The fitted breakfast kitchen is complemented by a spacious utility room. The ground floor further benefits from two bedrooms, a family room or study, and a bathroom, offering adaptable living arrangements.

The main staircase rises to the first floor, where there are two additional bedrooms, both enjoying en suite shower rooms. A newly completed annexe, accessed from the lounge, provides superb additional accommodation. It features a generous living area and a further versatile room suitable for use as a kitchen or study. To the first floor, the annexe offers a principal bedroom with en suite shower room, making it ideal for multi-generational living or guest accommodation. Externally, the property boasts ample off-road parking, a garage, and well-maintained gardens laid to lawn with mature shrubs and seating areas. Additional benefits include a workshop, a covered store/drying area or log store, and an external store built into the property, offering potential for conversion into an outside WC or en suite (subject to necessary consents).

An internal viewing is highly recommended to fully appreciate the space, flexibility, and unique opportunity this impressive home in Diseworth has to offer. NO UPWARD CHAIN



## HALL

Entrance door into the hallway with stairs to the first floor, oak panelled walls, radiator and doors to -

## LOUNGE

Feature fire place with beam mantle and a log burner, beamed ceiling, radiator, door to the annex and bifold doors to the garden room.

## GARDEN ROOM

Double glazed windows and bifold doors onto the garden, sky light windows.

## BREAKFAST KITCHEN

Solid wood fitted wall mounted, base and drawer units with granite work surfaces and matching dining table. Sink and drainer unit with mixer tap, space for a range style cooker, fitted extractor hood, fitted microwave and fridge, two upvc double glazed windows and a door to the utility room and study.

## UTILITY ROOM

Fitted cupboards, drawers, work surfaces and a sink and drainer unit. Plumbing and space for a washing machine and space for a tumble dryer. Upvc double glazed windows and doors to the front and rear elevations.

## STUDY/FAMILY ROOM

Upvc double glazed window and a radiator.

## BEDROOM

Beamed ceiling, radiator and a upvc double glazed window.

## BEDROOM

Upvc double glazed window and a radiator.



## BATHROOM

Panel enclosed bath, wash hand basin, low flush wc, upvc double glazed window and a ladder style radiator.

## ANNEX

New extension offering flexible use.

## RECEPTION ROOM

Upvc double glazed windows.







### ROOM

This could be made into a kitchen or office. Upvc double glazed window.

### INNER HALL

Stairs to the first floor.

### BEDROOM

Upvc double glazed windows and a sky light window. Eaves storage cupboards.

### EN SUITE

Panel enclosed bath, low flush wc, wash hand basin, upvc double glazed window.



### FIRST FLOOR OF THE MAIN PROPERTY

Sky light window and eaves storage cupboards.

### BEDROOM

built on cupboards and drawers, eaves storage, sky light window.

### EN SUITE

Vanity sink unit with wash hand basin and storage cupboards, low flush wc, shower and sky light window.

### BEDROOM

Cupboards and drawers, eaves storage cupboards and sky light window.

### EN SUITE

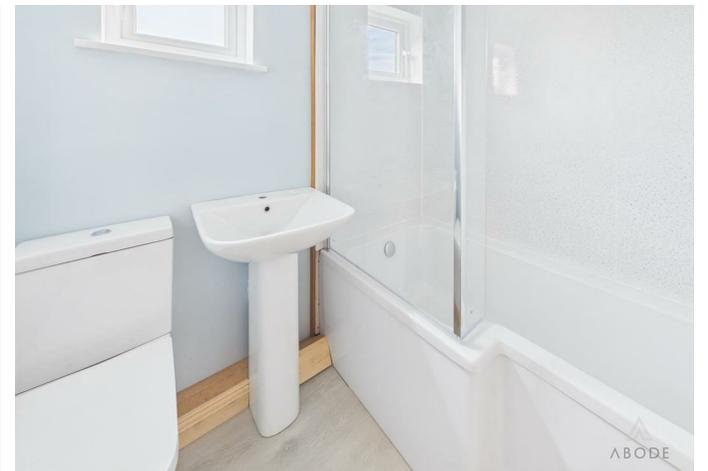
Vanity sink unit with wash hand basin and storage cupboards, low flush wc, shower and sky light window.

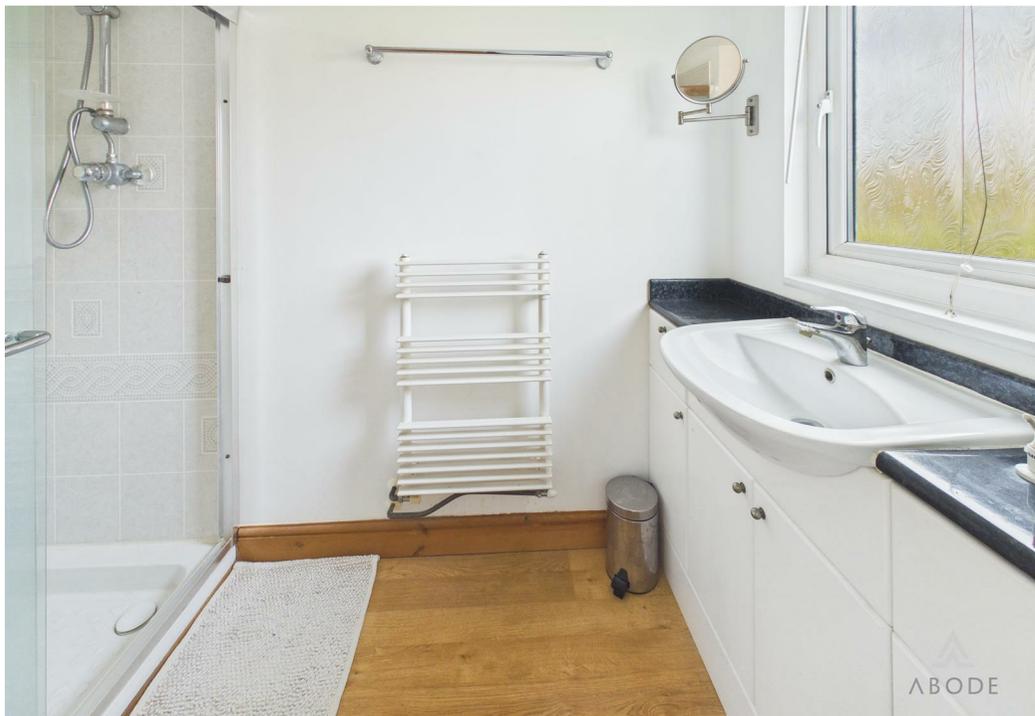


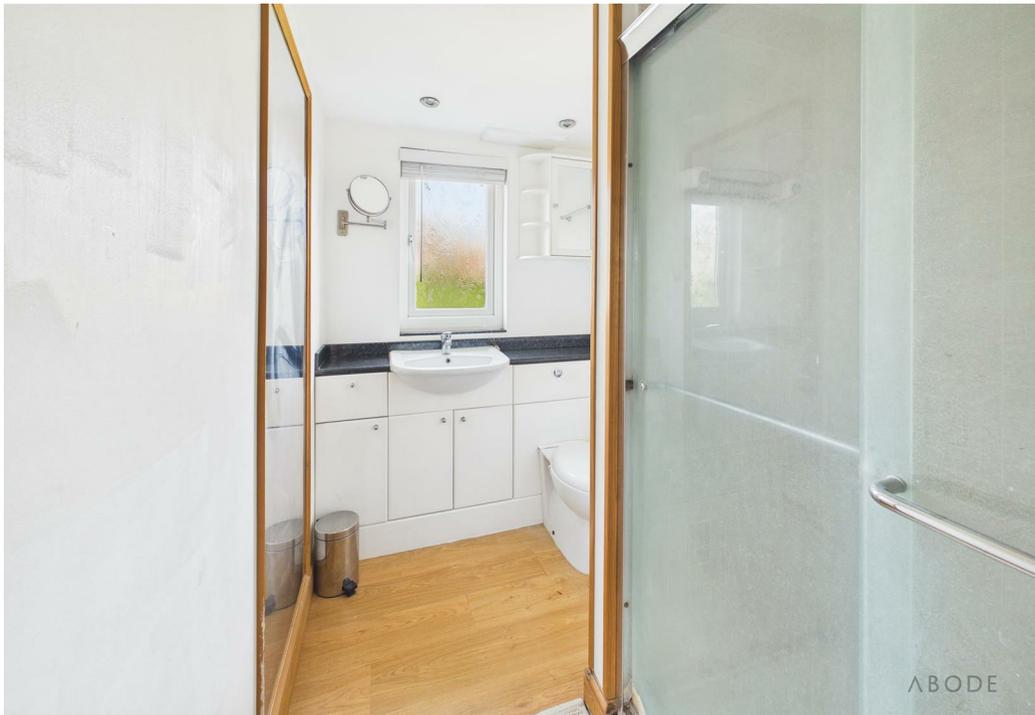
### OUTSIDE

Good size plot offering ample parking to the side and a garage. Gardens to the front rear of the property with access both side, lawns, seating areas, mature shrubs and plants. Play house, large shed/workshop, wood stores and

an enclosed and covered lean to. There is also an outbuilding accessed from the rear garden that could be converted to an outside wc or altered to be accessed from the property.













**Approximate total area<sup>m</sup>**  
144.1 m<sup>2</sup>  
1552 ft<sup>2</sup>

**Reduced headroom**  
1 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

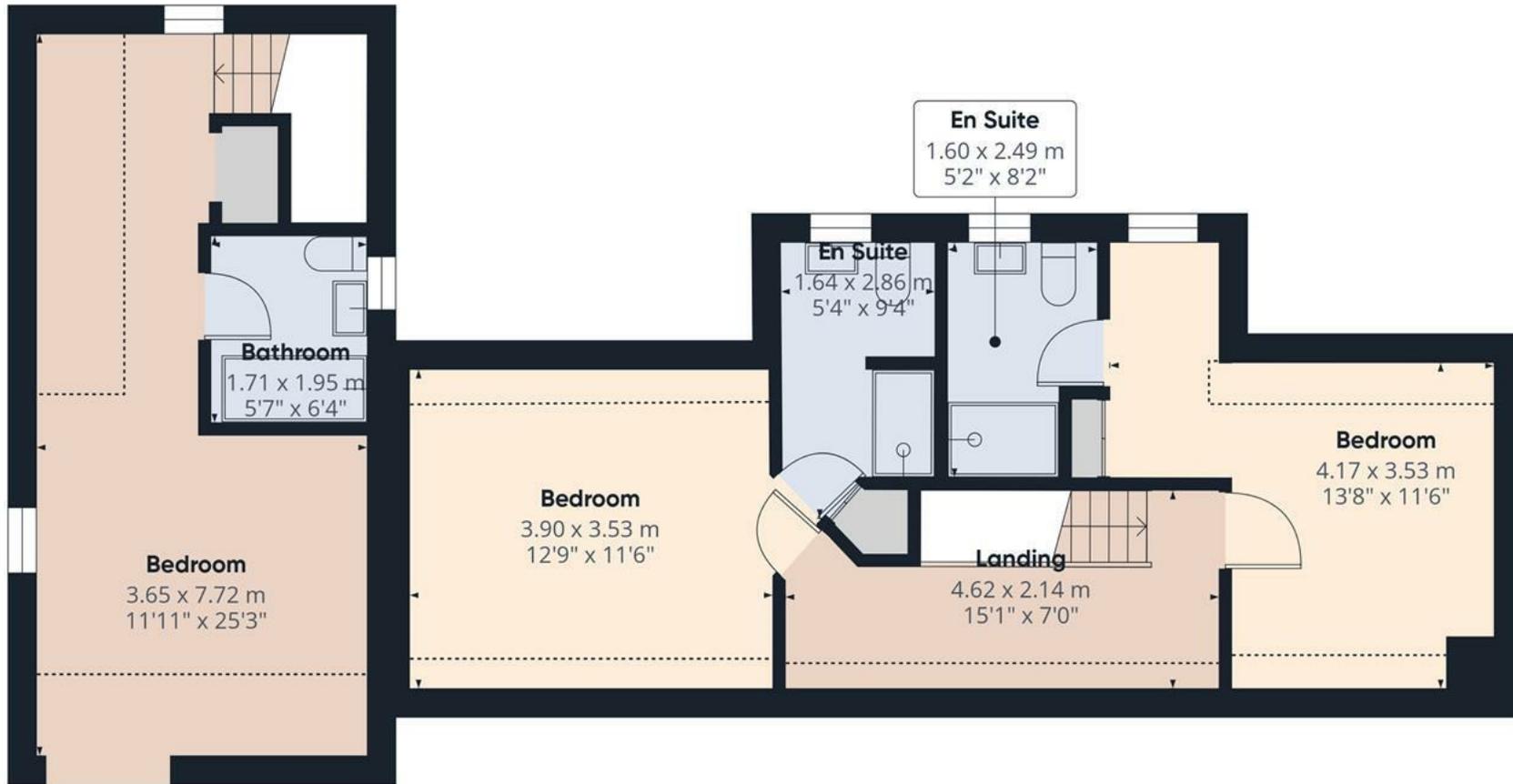
Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area<sup>(1)</sup>

66.4 m<sup>2</sup>

716 ft<sup>2</sup>

Reduced headroom

11.8 m<sup>2</sup>

127 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft.

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Floor 1

