





\*\*\*\* PERFECT BLEND OF MODERN AND BARN STYLE LIVING \*\*\*\* Corner Barn is set in an exclusive courtyard of individually designed properties in the heart of the highly regarded village of Diseworth. This detached property benefits from oak internal doors, residence 9 construction windows and underfloor heating to the ground floor, en suite bathroom and shower room. In brief Corner Barn offers an entrance hall, large lounge, high specification kitchen diner with Quartz work surfaces and built in appliances, open into the snug and a separate utility room. The first floor offers a galleried landing, family bathroom, four good size bedrooms, master with a dressing room and an en suite bathroom. SOUTH FACING garden with vegetable beds to one side, parking and a double garage. The property has Ethernet hard wired internet throughout the property.

## LOCATION

Diseworth is a beautiful village located close to the borders of Derbyshire, Leicestershire and Nottinghamshire all benefitting from excellent road, rail and air links. The village offers a village pub and highly regarded C of E primary school. Nearby market towns, Castle Donington and Kegworth both offer a full range of local amenities. The village is surrounded by idyllic countryside for walks and relaxation.

## HALL

13'3 x 6'5

Entrance door into the hall with a good size under stairs storage space, under floor heating, galleried landing with sky light window and doors to -

## CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and fitted storage, chrome heated towel radiator, double glazed window.

## LOUNGE

19'4 x 12'7

Feature double glazed pictures windows to the front and a double glazed window to the rear, under floor heating.

## SNUG

9'10 x 9'6

Under floor heating and spot lights.



## KITCHEN DINER

19'6 x 12'5

High specification fitted kitchen with wall mounted base and drawer units with Quartz work surfaces and breakfast bar. Fitted Samsung induction hob with ceiling extractor and feature lights, two single electric ovens. Integrated larder fridge, wine cooler and dishwasher. Sink unit with mixer tap, double glazed windows, under floor heating and double glazed bi-fold doors onto the garden.







### UTILITY ROOM

9'1 x 5'2

Matching units and Quartz worktop, sink unit with mixer tap, integrated larder freezer and a stable style door providing access to the garden.

### FIRST FLOOR LANDING

Galleried landing with two sky light windows, airing cupboard and doors to -

### BEDROOM 1

19'5 x 12'6

Double glazed picture windows to the front with tilt and turn feature, Juliet balcony and open through to the dressing room.

### DRESSING ROOM

9'6 x 9'6

Sky light window and a radiator.

### EN SUITE

Walk in shower cubicle, panel enclosed bath, low flush, wash hand basin, ladder style heated towel radiator. Sky light window and a double glazed window to the side.

### BEDROOM 2

12'3 x 10'5

Double glazed window to front elevation and a radiator.

### BEDROOM 3

13'7 x 8'6

Double glazed window to side elevation and a radiator.

### BEDROOM 4

9'11 x 8'5

Double glazed window to front elevation and a radiator.

### BATHROOM

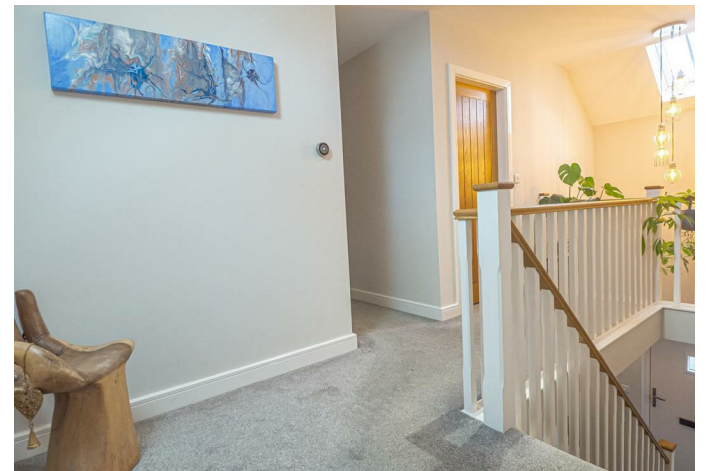
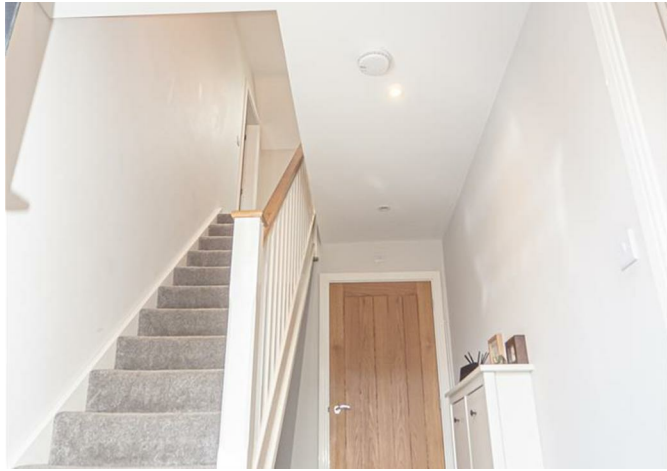
Walk in shower, fitted furniture with built in low flush and wash hand basin. Wired mirror with heat demister and light, ladder style heated towel radiator and double glazed window to rear elevation.

### OUTSIDE

Ample parking to the front and a double garage. The double garage has two oak doors one of which is electric. Power, lights and a rear pedestrian door onto the garden. The central heating boiler is also located in the garage.

Gated access into the enclosed south facing garden offering a porcelain tiled patio, hard wired outside lights and a hot and cold outside tap, sleeper wall and steps down to a lawn. The side offers raised beds for herbs and vegetables and the feature original stone wall.







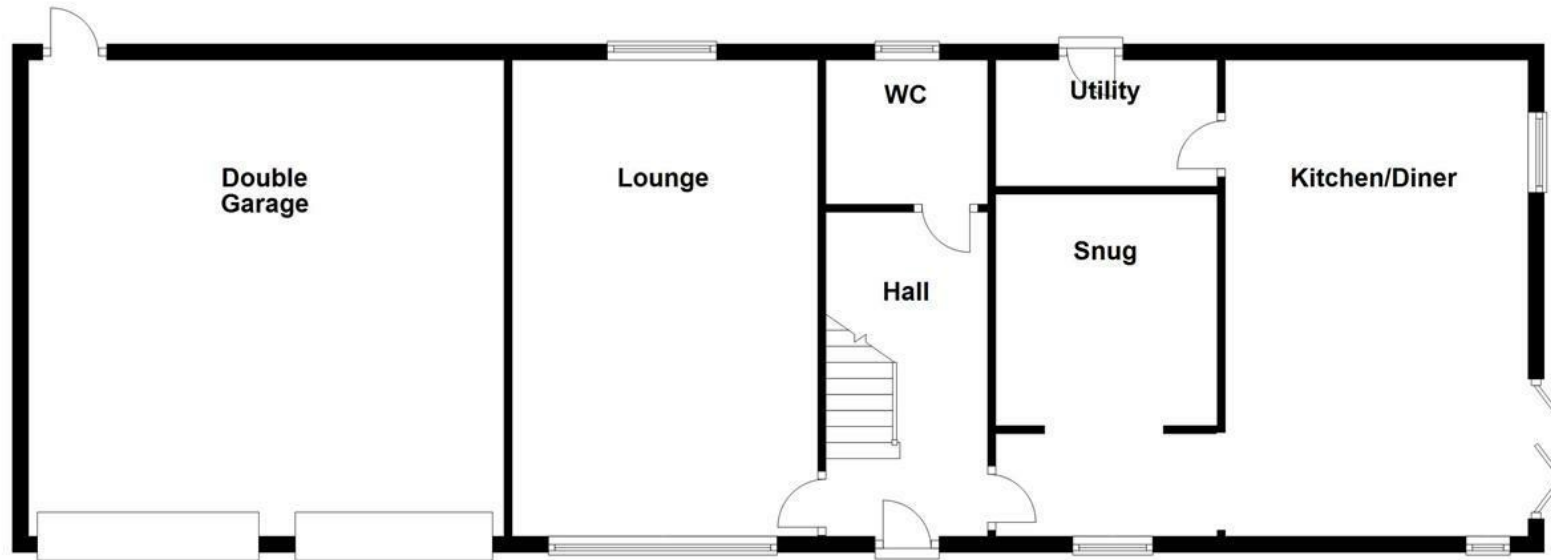




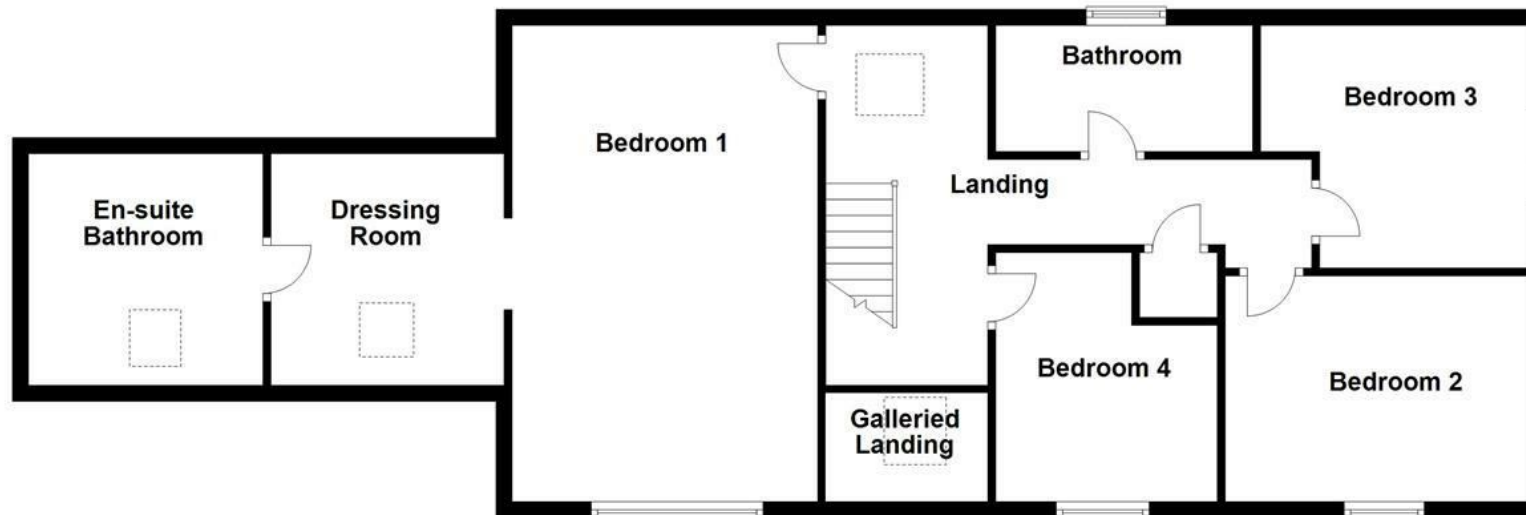




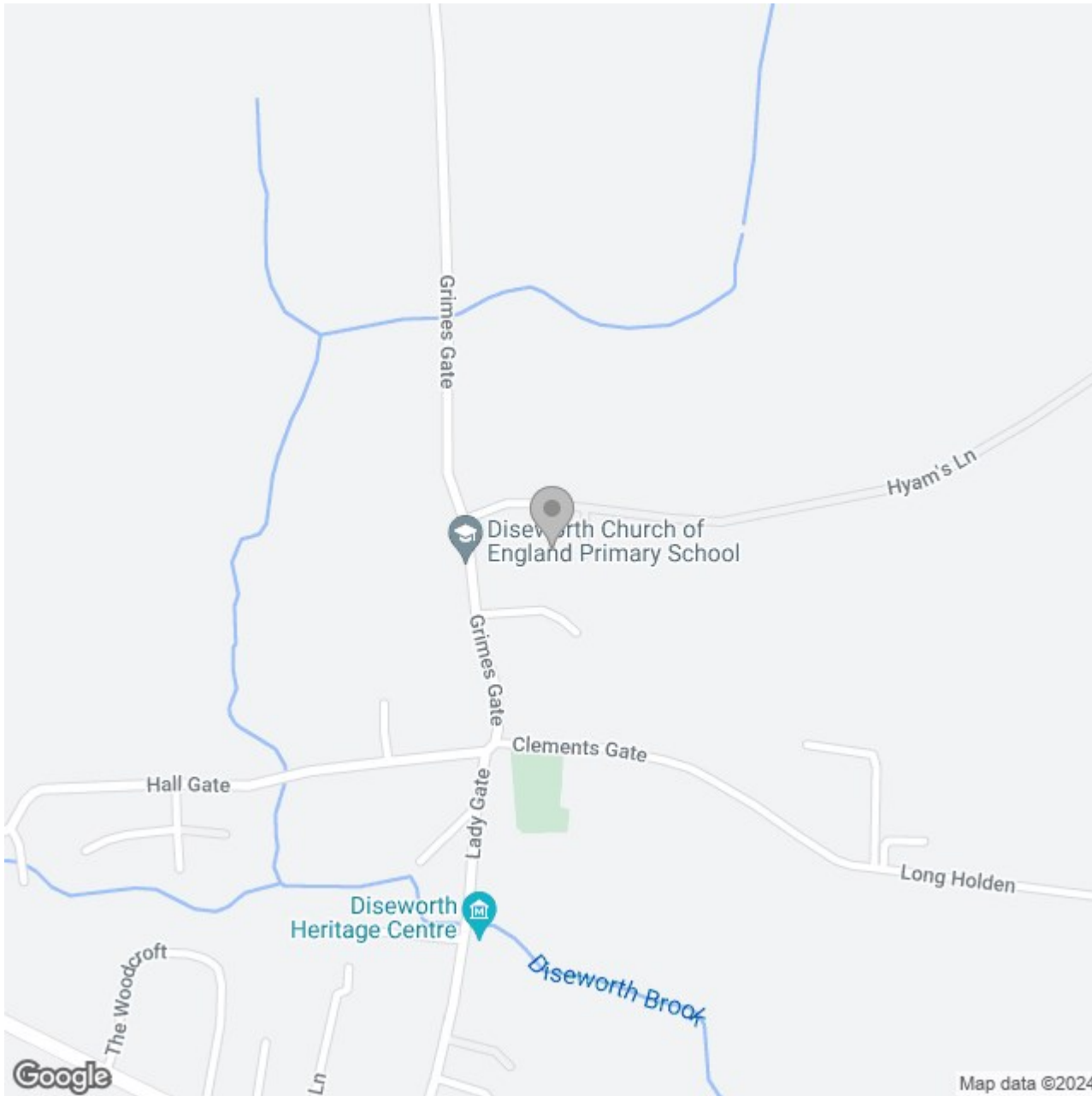
### Ground Floor



### First Floor







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	