



Rycroft Road,  
Hemington, Derbyshire  
DE74 2RE

**O/I/R £400,000 Freehold**



THIS IS AN INDIVIDUAL DETACHED TWO BEDROOM COTTAGE POSITIONED ON A PLOT OF LAND WHICH IS APPROX. 4.36 ACRES IN SIZE, WITH THE PROPERTY NOW BEING IN NEED OF A GENERAL UPDATING PROGRAMME BEING CARRIED OUT.

Being located on the road which takes you into Hemington village, this individual detached cottage property provides a unique opportunity for someone to purchase a home which has a large area of adjoining land which can be used for keeping horses, cultivating as it was previously used when it was a market garden, or just to have as open space around where you live. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the cottage and the size of the adjoining land to be appreciated, we recommend that interested parties do take a full inspection and walk around the land so they can see all that is included in the property for themselves. The property is well placed for easy access to excellent transport links including J25 of the M1, East Midlands Airport and East Midlands Parkway station, all of which have helped to make this a very popular and convenient rural location in which to live.

The property dates back to around 1800 and since being constructed has been extended to the front, side and rear to provide additional accommodation. Deriving the benefits of an oil fired central heating system (not tested) and double glazing which probably does need replacing, the cottage includes a spacious reception hall with doors leading to a lounge, a separate dining/sitting room, there is a ground floor store off the hall which houses the boiler, the breakfast kitchen is fitted with wood finished units and there is a ground floor bathroom which has a shower over the bath. To the first floor there is an open tread staircase leading from the hall to the first floor landing from which there are doors taking you to the two bedrooms. Outside there is a utility/laundry room situated at the rear of the cottage, a double open garage/car port, there is a tractor shed positioned towards the far end of the plot and then there is the land which currently has grass which is cut once or twice a year and there is hedging to the boundaries.

Hemington is a very sought after village which has an excellent local pub and schools for younger children, with Castle Donington only being a few minutes drive away where there is a large Co-op store, an Aldi and several other retail outlets in the village centre, as well as local pubs and restaurants, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and as well as the M1 motorway, the excellent transport links include quick access to the A50 and A42, East Midlands Airport and East Midlands Parkway station and there are various main roads which provide quick access to Nottingham, Derby, Leicester, Loughborough and other East Midlands towns and cities.



### Front Door

An opaque glazed front door leading into:

### Reception Hall

17'2 x 7'2 approx (5.23m x 2.18m approx)

Stairs with open tread and a balustrade leading to the first floor, double glazed windows to the front and side, radiator and beams to the ceiling.

### Cloaks/Store

Having a double glazed window to the side and a floor mounted oil fire boiler (not tested), shelves to one wall and cloaks hanging.

### Lounge

17'2 x 9'9 approx (5.23m x 2.97m approx)

Double glazed windows to the front and side, open fireplace with a tiled surround and hearth, beams to the ceiling, radiator and two wall lights.

### Dining/Sitting Room

10'2 x 8'3 approx (3.10m x 2.51m approx)

Double glazed box bay window to the rear, beams to the ceiling, radiator and three wall lights.

### Dining Kitchen

15'3 x 9'8 approx (4.65m x 2.95m approx)

The kitchen is fitted with wood finished units and includes a stainless steel sink with a mixer tap and four ceramic ring hob set in a work surface which extends to three sides, with an eating area to one side having cupboards, telescopic towel rails, drawers and space for a fridge beneath, double eye level wall cupboard, double oven with cupboard above and drawer below, upright shelved pantry cupboard with a cupboard over, double glazed windows to the side and rear and an opaque glazed door leading out to the rear and a radiator.

### Bathroom

7'4 x 7'6 approx (2.24m x 2.29m approx)

The bathroom is tiled to two walls and has a dark blue coloured suite including a panelled bath with chrome hand rails, mixer taps and a mains flow shower over, pedestal wash hand basin with a mixer tap and tiling, a glazed shelf and mirror to the walls above, low flush w.c., radiator, opaque double glazed window and a double mirror fronted wall cabinet.

### First Floor Landing

The balustrade continues from the stairs onto the spacious landing and there are doors to:

### Bedroom 1

10'4 x 10'5 approx (3.15m x 3.18m approx)

Double glazed window to the front and a radiator.

### Bedroom 2

10'2 x 8'6 approx (3.10m x 2.59m approx)

Double glazed window to the rear, radiator and a hot water tank is enclosed in an airing/storage cupboard.

### Outside

There is a driveway leading through a gate to car standing at the side and rear of the property and the drive provides access to the garage/car port. There is a lawned area in front of the cottage with a path and low level wall extending across the front of the property to a lawned garden at the side which has borders, hedging to three sides, a mature tree and the path extends around to the rear of the cottage.

The total size of the land included in the sale of the property is approx. 4.36

acres and this includes the plot on which the cottage and gardens are positioned. Over the years the land has been used as a market garden and therefore has been cultivated and would suit somebody who would want to carry on a similar occupation/hobby, or a buyer who is looking to re-develop the property and have their horses next to where they live.

### Utility/Laundry Room

11'6 x 7'8 approx (3.51m x 2.34m approx)

This room is situated outside the main property and has a window to the front and door to the side, an enamel sink, a wall mounted tap, space and plumbing for an automatic washing machine and spaces for other appliances, an internal door leads into the garage/car port and there is a light and power points provided.

### Garage/Car Port

19'5 x 16'8 approx (5.92m x 5.08m approx)

The garage/car port is open to one side and provides parking for two vehicles or a storage facility and there is a light and power points in this garage/car port.

### Coal Store

There is a door leading to a coal store off the garage.

### Greenhouses

There are two greenhouses which need attention positioned on the edge of the field next to the grass track which runs down the right hand side of the land.

### Tractor Shed

41' x 15'4 approx (12.50m x 4.67m approx)

The corrugated, panelled tractor shed is positioned towards the bottom of the plot and this is a storage facility which in the past has been used to store farm machinery used to cultivate the land.

### Asbestos Shed

11'9 x 11'9 approx (3.58m x 3.58m approx)

### Directions

9294MP

### Council Tax

North West Leicestershire Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Oil

Septic Tank – Yes

Broadband – BT, Sky

Broadband Speed - Standard 18mbps Superfast 1mbps Ultrafast 1mbps

Phone Signal – EE, Vodafone, 02

Sewage – No mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

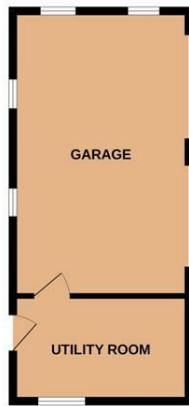
Other Material Issues – No



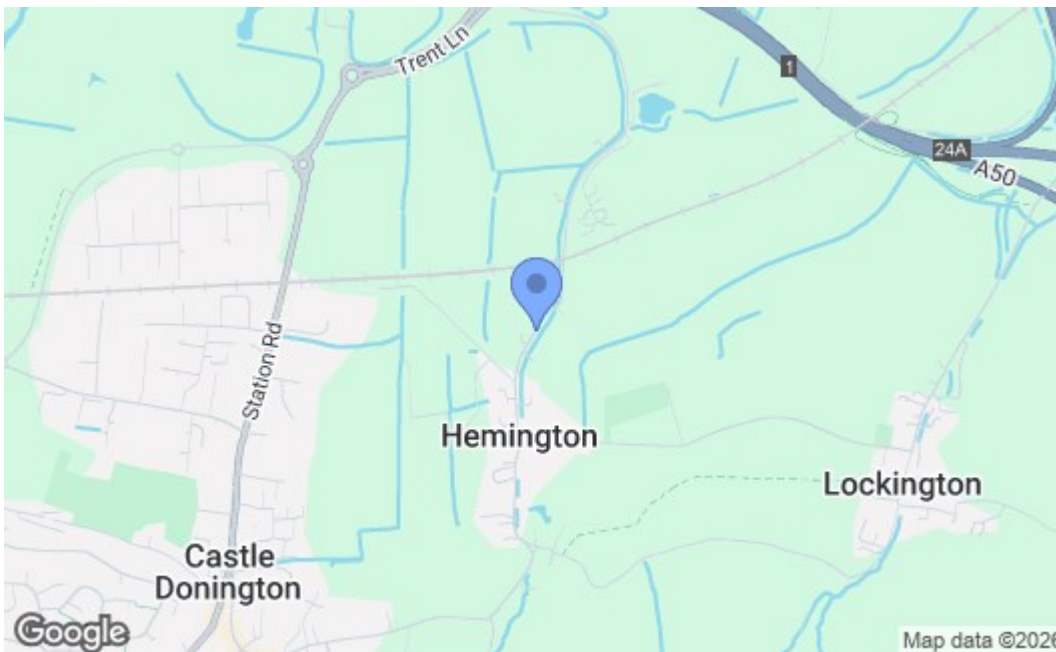


GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.