



Main Street
Hemington
Derby
Leicestershire
DE74 2RB

£1,150,000

bettermove

Main Street Derby

Bettermove are proud to present this 5 bedroom detached house in Hemington.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is G

The interior of this beautifully presented property comprises a spacious living room, dining room, sitting room, utility room, second sitting room, w/c and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms, 1 en-suite and the family bathroom. The second floor holds a further 2 double bedrooms. The exterior boasts ample grounds, perfect for enjoying the summer months.

Located in the popular village of Hemington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A50, M1 and local bus routes.

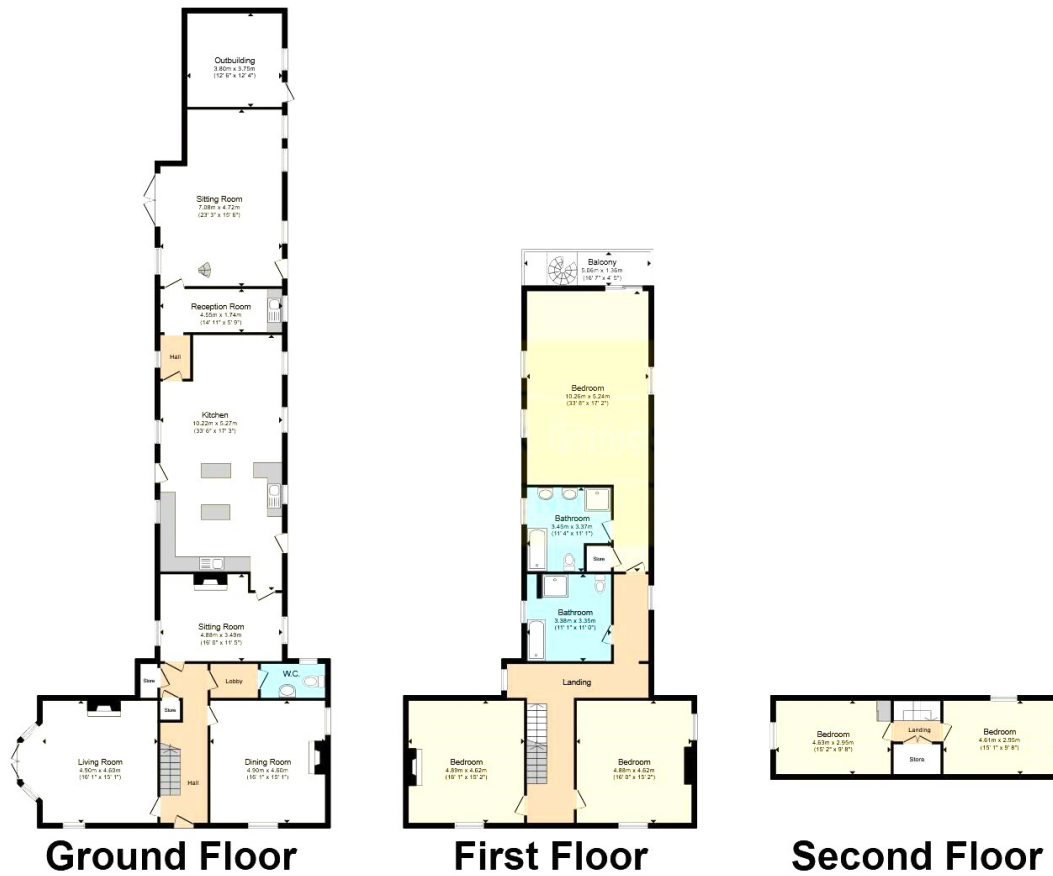
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 358.5 sq.m. (3,859 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk