



# 1 Daleacre Court

Main Street, Lockington, DE74 2AB

Offers In Excess Of £500,000



# 1 Daleacre Court

Main Street, Lockington, DE74 2AB

Offers In Excess Of £500,000



## ACCOMMODATION

Set in a private courtyard, this property is finished to a high spec yet offers an abundance of character and charm.

## ENTRANCE HALL

The property is entered through the broad arched front door into the light and airy hallway with Italian tiled flooring. The hallway gives access to the downstairs Cloakroom, the spacious Lounge and Kitchen.

## GUEST CLOAKROOM/WC

The downstairs cloak is fitted with a low level WC and wash basin. The floor is tiled as per the hallway.

## KITCHEN/DINER

This family sized Kitchen is fitted with hand made oak units, both floor and wall mounted, with black granite work surfaces. The Kitchen also benefits from a Belfast sink, a Rangemaster 5 ring gas hob and double oven with extractor hood, integrated dishwasher and free standing fridge/freezer. The floor is tiled as per the hallway.

## UTILITY ROOM

The useful utility room has plumbing for a washing machine and separate dryer which is provided.

## DINING ROOM

Located in the centre of the house the Dining Room offers double glazed French doors to the rear, exposed beamed ceiling, solid oak flooring which continues through to the lounge. Currently used as a dining room this could easily serve as a second reception room.

## LOUNGE

Situated at the rear of the property the Lounge is a spacious welcoming room. This room features a large exposed brick chimney breast with oak beams and log burner fire. With a window to the rear and French doors leading to the rear garden, light floods into this room.

## FIRST FLOOR

### LANDING

Having carpeted flooring and feature fireplace, the Landing offers access to all Bedrooms and the family Bathroom.

### MASTER BEDROOM

The Master Bedroom looks out to the front of the property with open views across the countryside. The room offers fitted wardrobes, TV aerial, phone points and access to the En-Suite.

### ENSUITE

The luxury En-Suite has tiling to the floor, a double sized shower cubicle, separate bath, wash basin and WC.

### BEDROOM TWO

Located at the end of the landing this room has fitted wardrobes, carpeted flooring and window to the rear aspect.

### BEDROOM THREE

Located in the centre of the house the third bedroom is another good size double. There are two built in wardrobes and window to the rear aspect.

### BEDROOM FOUR/OFFICE

The fourth bedroom is a good size double with a built in storage cupboard and window to the rear.

### FAMILY BATHROOM

A luxury bathroom with four piece suite, fitted bath, wash basin and WC. . Window to the rear and original 17th century feature door.

### OUTSIDE FRONT

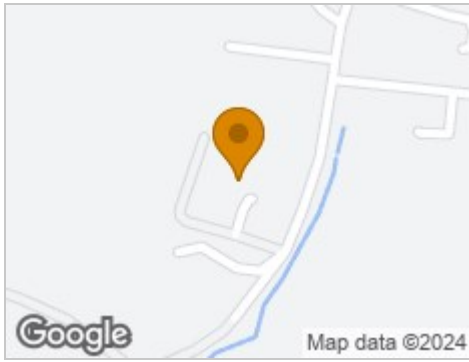
To the immediate front of the property is a block paved patio leading to lawn garden and attractive planted area visible from the kitchen. Across the courtyard is a double open fronted garage with parking for two cars

### OUTSIDE REAR

To the rear is a large patio area which can be accessed from the dining room via French doors. and a further patio area that is accessed via steps from the patio. The garden is very secure and private and makes the most of the afternoon and evening sun.



## Road Map



## Hybrid Map



## Terrain Map



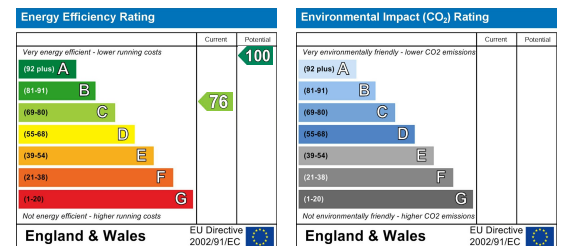
## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.