

NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



Queensway, Melbourne, DE73 8FG £400,000

Located in the charming area of Queensway, Melbourne, this delightful semi-detached house is a true gem waiting to be discovered. Built in 1950, this property boasts a skilful extension that enhances its charm and character.

As you step inside, you are greeted by an inviting entrance hall leading to a cosy lounge, perfect for relaxing evenings with loved ones. The well-appointed dining kitchen is a focal point of the home, complete with a sitting area and tri-fold doors that open up to the beautiful garden, creating a seamless indoor-outdoor living experience.

With 4 bedrooms, 1 en suite and 1 bathroom, this home offers ample space for a growing family. The first floor landing leads to the bedrooms, including an en suite in the principal bedroom, ensuring comfort and privacy for all residents. Additionally, the property features a separate WC and a utility room for added convenience.

Outside, the property offers parking for 2 vehicles, a rare find in this area. The substantial rear garden is a true highlight, featuring 2 patios, a felt and timber shed, and a children's soft ground play area, making it the perfect space for outdoor entertaining and relaxation.

With gas central heating and UPVC double glazing, this home is not only charming but also practical and energy-efficient. The property comes with NO UPWARD CHAIN, making it an ideal choice for those looking to move hassle-free.

In conclusion, this lovely semi-detached house in Queensway is a rare find that offers a perfect blend of character, comfort, and convenience. Viewing is highly recommended to fully appreciate the beauty and potential this property has to offer.

Queensway, Melbourne, DE73 8FG

Ground Floor

Entrance Hall

Door to the front tiled floor and radiator.

Lounge

Upvc window to front, radiator and log burner.

Shaker Style Living Kitchen

A skilfully extended and beautifully presented living space with an ample range of modern fitted cupboards and Minerva worktops. A well equipped central island with breakfast bar, Luxury porcelain tiled floor with underfloor heating. To be included is a rangemaster cooker with 5 burner hob, double oven, extractor over, built in dishwasher, double bowl sink unit, built in fridge freezer and trifold doors to rear garden. There is a lovely sitting area to the side and further dining area.

Utility Room

Fitted cupboards, single drainer sink unit with mixer taps, UPVC window to side, porcelain tiled floor and glow worm central heating boiler.

Downstairs WC

Low level WC,, wash hand basin, radiator and Upvc window to side.

First Floor

Landing

Loft access with pull down ladder and part boarded, built in wardrobe.

Bedroom One

Upvc window to rear, radiator and fitted wardrobes.

En Suite Shower Room

Low level wc, vanity wash hand basin, shower cubicle, towel radiator and extractor fan.

Bedroom Two

Upvc window to front radiator.

Bedroom Three

upvc window to side radiator

Outside

To the front is off road parking for 2 vehicles

Bedroom Four

Upvc window to front and radiator

Bathroom

Low level wc. vanity wash hand basin, separate shower cubicle and towel radiator

Southerly Facing Rear Garden

Extensive patio, substantial lawned area with pagolla and further sitting area. felt and timber garden shed, outside power and lights. Further childrens soft play area and outside tap.

Tenure

Freehold

Council Tax Band

South Derbyshire

Council Tax Band : B

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

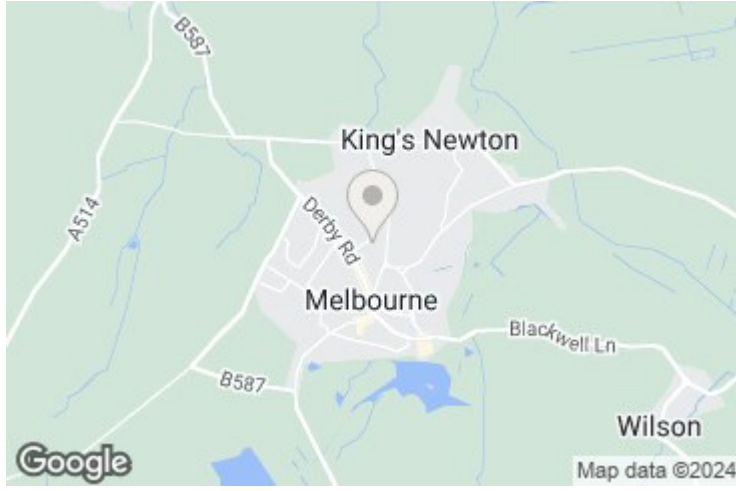
General Note

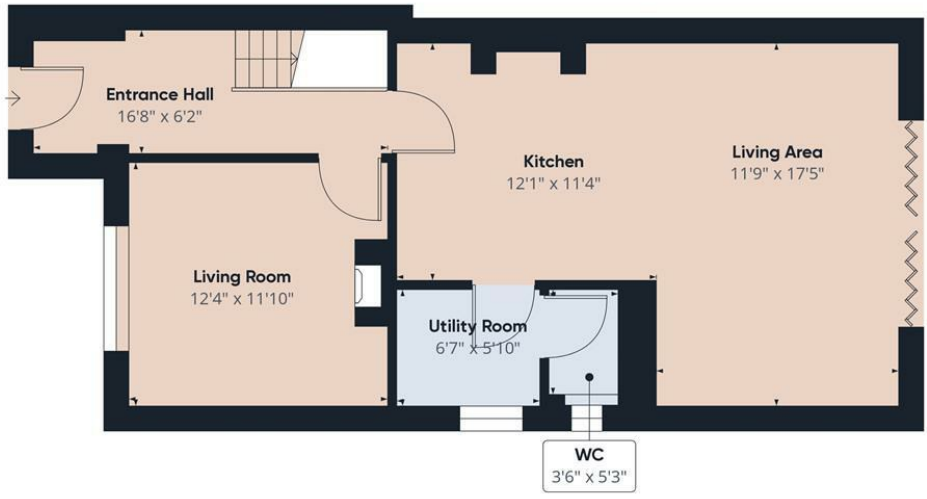
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection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

Hours Of Business

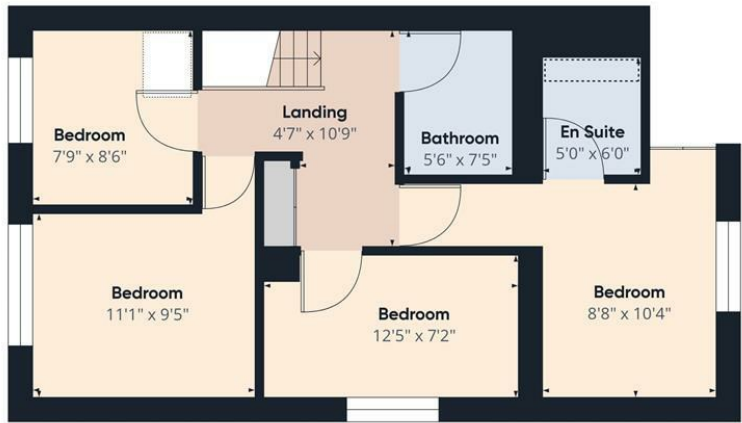
Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

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Floor 0



Floor 1

Approximate total area⁽¹⁾
1181.48 ft²

Reduced headroom
5.65 ft²

(1) Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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