



**MELBOURNE**  
Sales & Lets

**Main Street, Ticknall, DE73 7JZ**  
**£385,000**



## Ground Floor

### Entrance Hall

Door to front, quarry tiled floor, beamed ceilings, secondary double glazed window to side and built in airing cupboard with hot water cylinder tank.

### Downstairs Bedroom Three / Study

Secondary double glazed windows to front and side, radiator, feature fireplace, wooden floor and beamed ceiling.

### Luxury Bathroom

with a 3 piece suite comprising a rolled top bath with shower, pedestal wash hand basin, low level wc, radiator, built in cupboard, tiled floor, window to side and beamed ceiling.

### Superb ining Kitchen

High vaulted beamed ceiling makes for a spectacular living space, 2 secondary double glazed windows, an extensive range of oak fitted cupboards with granite worktops, 1 1/2 bowl stainless steel sink unit, a multi fuel agar style wood burner/ cooker/ supplementary hot water and boost to central heating should it be required. quarry tiled floor electric induction hob and built in oven.

### Lounge

A characterful room with high vaulted beamed ceiling, feature exposed stone fireplace with multi fuel burner, 2 radiators, wooden floor, 2 secondary double glazed windows to the side and french doors to the rear garden.

### First Floor

lobby landing area

### Bedroom Two / Open Landing Area

A useful space being openly accessed from the stairs which could easily be partitioned off should it be required, beamed ceiling, radiator window to side, velux window, feature fireplace and built in cupboard housing the central heating gas boiler.

### Bedroom One

Secondary double glazed window to the front and velux window to the side, radiator and beamed ceiling.

### Outside

### Parking

Approached off a shared driveway with the neighbour is a car parking space to the rear of the garden. The present owner has created an extra garden with this space but it could easily be converted back to parking space should it be required.

### Rear Garden

To the side of the property are two extremely long useful shed

providing a substantial storage area/ utility area should it be required. The rear garden consists of a quarry tiled patio / barbecue area. Steps lead to a further cottage garden/ sitting area with a small pagolla.

### Tenure

Freehold

### Council Tax Band

Charnwood Borough Council

Council Tax Band : C

### Viewings

Please contact David Julie & Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

### 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.

