



MELBOURNE
Sales & Lets

Cross Street, Breedon-On-The-Hill, DE73 8AX
£750,000

Reception Dining Hallway

Currently used as a dining room, with oak flooring, two radiators, a front-facing window, and a door providing access to the front.

Lounge

Window to the front, two side-facing windows, and French doors opening onto the rear garden. Featuring oak flooring throughout and a characterful fireplace with a Clearview multi-fuel burner, stone hearth, and a large wooden beam mantle.

Cloakroom

Low flush WC, wash hand basin, radiator, window to the rear, oak flooring, and an extractor fan.

Study/Office

Radiator, rear-facing window, and oak flooring.

Superb Breakfast Kitchen

Windows to the front and side, multi-fuel burner with stone hearth, and oak flooring throughout. An extensive range of modern fitted Shaker-style cupboards with granite worktops, built-in Neff dishwasher, and a Rangemaster cooker featuring a five-burner halogen hob, two ovens, and a grill, with an extractor hood above. Belfast-style sink with mixer tap, radiator, and French doors leading out to the garden.

Utility Room

Window to the side, fitted modern cupboards, plumbing for a washing machine and tumble dryer, radiator, Belfast sink unit, and a door leading to the rear garden.

First Floor

Spacious Landing

With a Velux-style window to the rear and a built-in linen cupboard.

Principle Bedroom Suite

Featuring a Juliet-style balcony with double-opening doors to enjoy views of the rear garden, a window to the side, radiator, and built-in wardrobes.

En Suite Shower Room

Vanity wash hand basin, separate shower cubicle with fitted shower, low-level WC, towel radiator, Velux-style window to the side, and shaver point.

Cot Room/ Bedroom Four/ Dressing Room

This room is located directly off the principal suite, offering multiple uses, with a window to the side and a radiator.

Bedroom Three

Window to the rear and radiator.

Family Bathroom

A luxurious bathroom featuring a standalone rolled-top bath, low-level WC, pedestal wash hand basin, and radiator.

Bedroom Two

Radiator and rear-facing window.

En Suite Shower Room

Window to the side, vanity wash hand basin, low-level WC, separate shower cubicle with electric shower, tiled floor, and towel radiator.

Outside

The beautiful walled gardens are a standout feature of this property, meticulously landscaped and well-maintained with a variety of well-stocked plants. The gardens also include a slate sitting area, outside tap, and woodstore. The Grant oil central heating boiler and oil storage tank are also located within the grounds.

The driveway is accessed via electric gates, offering ample parking space for several vehicles. The sellers inform us that existing planning permission is in place for the construction of a garage. Additionally, there are substantial lawned areas, a greenhouse, and several felt and timber garden sheds.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : G

Viewings

Please contact David, Julie or 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 us, 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 - 5.30pm

Saturday 10am - 3:30pm.

