

MELBOURNE

Sales & Lets



Main Street, Wilson, DE73 8AD

£895,000

An outstanding five-bedroom detached home combining period charm with high-quality modern living, situated in the award-winning village of Wilson with excellent transport links.

Believed to date back to the 1760s, this beautifully presented property was thoughtfully extended in 2020 to a superb standard. It offers spacious and flexible accommodation, including an open-plan kitchen and dining area with access to a balcony overlooking a private rear garden, multiple reception rooms, a study, and a characterful snug with an inglenook fireplace.

Upstairs, two staircases lead to five well-proportioned bedrooms, including a generous master with en suite, and a large fifth bedroom—ideal as a guest suite or home office.

Externally, the property benefits from an integral double garage, driveway parking for three vehicles, an electric vehicle charging point, and a well-maintained garden offering a high level of privacy.

A rare opportunity to acquire a unique home in the heart of Wilson. Viewing is highly recommended.

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Oak Porch

Oak door and oak windows to the front, with a slate-tiled floor.

Breakfast Kitchen

A well-presented and fully equipped kitchen featuring a large central island with oak worktops, fitted cupboards, and an integrated wine fridge. The kitchen also includes an extensive range of fitted cupboards with granite worktops, a Rangemaster cooker with an induction hob, a Butler-style sink unit, a window to the front, a beamed ceiling, a built-in dishwasher, and a slate-tiled floor.

Open Plan Dining Area

Featuring bifold doors to the rear balcony and French doors to the side, along with a slate-tiled floor equipped with underfloor heating.

Lounge

Oak flooring with underfloor heating, three Velux-style windows to the rear, a high vaulted ceiling, large sliding doors leading to the rear garden, and access to the integral garage.

Inner Hallway

With staircase to the first floor.

Utility Room

Fitted cupboards with granite worktops, a Butler-style sink, a window to the rear, plumbing for a washing machine, a tiled floor, and a door to the rear.

Music Room

A versatile space currently used as a music room, featuring an oak floor, a feature fireplace, a radiator, a window to the rear, and a beamed ceiling.

Cloakroom

Low-level WC, wash hand basin, radiator, and a window to the side.

Study

Window to the rear, radiator, and beamed ceiling.

Snug

Heavy beamed ceiling and Inglenook-style fireplace featuring a log burner, stone-tiled hearth, and a radiator.

Bedroom Five

Accessed via the rear staircase (off the lounge), featuring loft storage and Velux-style windows.

First Floor

Landing

With two windows to the rear and a radiator.

Bedroom One

Windows to the front and rear, fitted wardrobes, and a radiator.

En Suite Shower Room

Separate shower cubicle, vanity wash hand basin, low-level WC, tiled floor, window to the front, and radiator.

Family Bathroom

Velux-style window to the side, four-piece suite comprising a bidet, low-level WC, pedestal wash hand basin, panelled bath with shower over, and towel radiator.

Bedroom Two

Window to the side, radiator, fitted wardrobes, and a feature fireplace.

Bedroom Three

Velux window to the side and radiator.

Bedroom Four

Window to the front, radiator, fitted wardrobes, and cupboards.

Outside

Front garden, particularly well stocked with flowers, shrubs, and specimen trees. Side personal gate providing access to the rear garden.

Driveway

With an electric vehicle charging point and parking space for three vehicles.

Double Integral Garage

Featuring two doors to the front, with power and lighting.

Rear Garden

Extensive lawn area with mature flowering and shrub borders, an outside tap, and a useful brick store housing the oil-fired central heating boiler. The rear garden offers a high degree of privacy.

Tenure

Freehold

Council Tax Band

North West Leicestershire

Council Tax Band : E

Viewings

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

All viewings are by appointment only.

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.

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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

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

Approximate total area⁽¹⁾

2647 ft²

Reduced headroom

110 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

