



Main Street, King's Newton



Freehold

£395,000



Key Features

- A Bespoke Two Bedroomed Detached Home
- Elegant Lounge | Garden Room
- Fitted Kitchen/Diner
- Cloakroom/W.C.
- Two Double Bedrooms
- Three-Piece Bathroom
- EPC rating U





The charming hamlet of Kings Newton, with its picturesque landscape, winding streets and traditional buildings, it is the perfect place to enjoy a tranquil, relaxed lifestyle. The area is close to the ever popular Melbourne, home to a range of independent shops, cafes, pubs and restaurants, as well as a selection of larger stores. There is a wide range of leisure activities available in the area, including walking and cycling routes, golf courses and fishing spots. The property also benefits from excellent transport links with easy access to the M1 motorway, A50, A42 and mainline train stations including East Midlands Parkway, making it ideal for commuters. There is also a great selection of both primary and secondary schools located in the area so families can be sure that their children are receiving an excellent education. The area is also home to some fantastic attractions such as Melbourne Hall, Staunton Harold Hall and Calke Abbey, there's something for everyone!

Tucked away in a serene location, "The Old Stables" is a meticulously designed and converted home by a renowned local Melbourne architect and developer. This two-bedroom detached house seamlessly combines traditional aesthetics with modern living. The property boasts a wealth of living space, a landscaped south-facing garden offering a high degree of privacy and a single garage provides secure parking and additional loft storage.

As you enter, an engineered beech floor welcomes you, with floor-to-ceiling timber windows overlooking the garden with stairs rising to the first floor and doors leading to the lounge, kitchen/diner, and a convenient cloakroom/W.C. An under-stair cupboard houses the boiler.

The well-proportioned lounge area measuring nearly 16ft long offers stunning views of the landscaped south-facing garden and features a cozy coal effect gas fire, complemented by Karndean flooring. A glazed vaulted garden room at the far end adds a touch of elegance to enjoy in the later hours. The fitted kitchen with space for dining, includes appliances such as an integrated oven, grill, and a four-ring hob. Returning to the hallway; stairs ascend to the first floor.

The landing features a vaulted ceiling and provides access to two bedrooms and a family bathroom. Both bedrooms are generously sized and include vaulted ceilings, with bedroom two offering a range of fitted storage. The three-piece family bathroom features a panel bath, pedestal-mounted hand wash basin and a low flush toilet.

The beautifully landscaped south-facing garden is a hidden oasis with a shaped wildflower meadow, paved patio space with external lighting, power points, and suitable hardstanding ground for a shed to the side. A raised flower bed, bin storage area and wall boundaries add to the charm. There is also rear access to the single garage. The property's front features steps leading up to the front door and provides access to the single garage and parking within the garage.

This delightful two-bedroom home, offers a perfect blend of traditional charm and modern comfort. The landscaped south-facing garden is a private sanctuary, making it an ideal choice for those seeking a cozy and elegant retreat. Sold with 'No Upward Chain' contact us today to explore this hidden gem.

ACCOMMODATION

ENTRANCE HALLWAY

3.98 x 3.64

ELEGANT LOUNGE

3.53 x 4.87

GARDEN ROOM

2.77 x 2.09

KITCHEN/DINER

3.64 x 3.59

CLOAKROOM/W.C.

2.36 x 0.86

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

4.77 x 3.58

BEDROOM TWO

3.68 x 2.96

THREE-PIECE BATHROOM

2.84 x 1.66

SINGLE GARAGE

4.97 x 2.55

COUNCIL TAX BAND:-

Believed to be band:-D

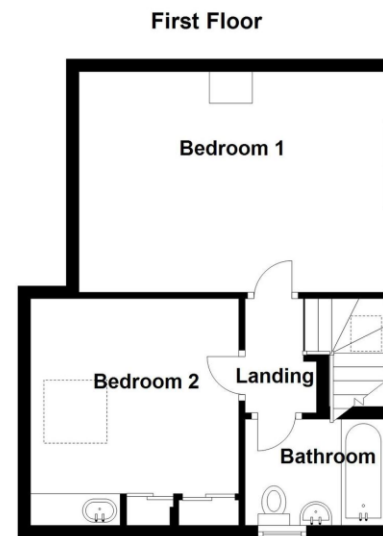
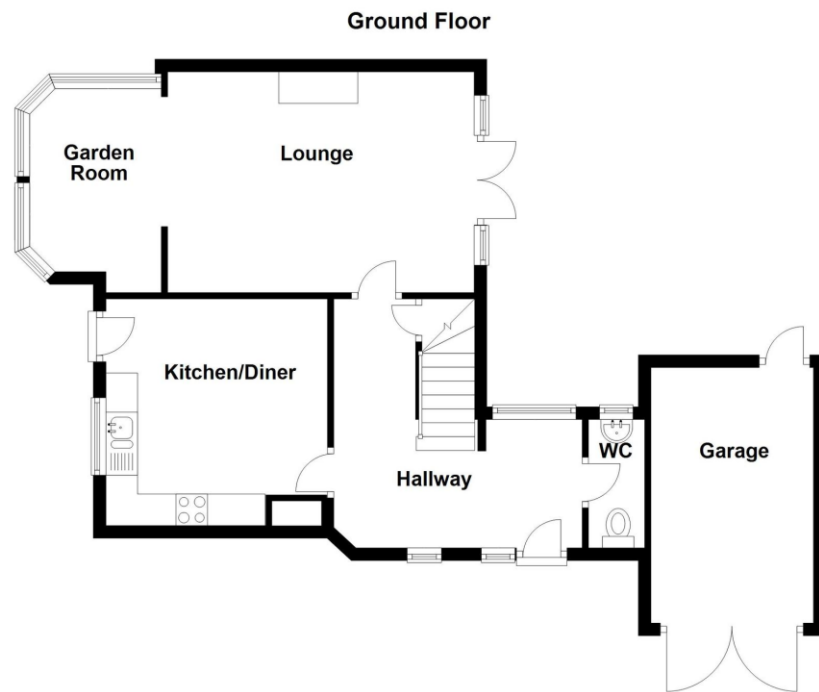
HOW TO GET THERE:-

SAT NAV:- DE73 8BX

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01332 865696

melbourne@newtonfallowell.co.uk