



Grange Close, Melbourne



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£320,000



Key Features

- Three Bedroomed Semi Detached Family Home
- Spacious Lounge
- Fitted Breakfast Kitchen
- Ground Floor Shower Room
- Three Good Sized Bedrooms
- Stylish Family Bathroom
- EPC rating C
- Freehold





Introducing the perfect home! a splendid three-bedroomed semi-detached family home nestled in the heart of the charming village of Melbourne. Step inside and be greeted by an inviting ambiance, the spacious lounge offers ample room for relaxation and entertainment, while the modern kitchen becomes the heart of family gatherings. There is also a ground floor shower room. Upstairs, the three well-appointed bedrooms provide a peaceful retreat for each family member, ensuring a good night's sleep. A stylish family bathroom giving the perfect place for relaxing. Outside, off road parking and a beautifully maintained garden invites outdoor activities and al fresco dining, while the village location offers a harmonious blend of community spirit and convenience. With local amenities, schools, and parks just a stone's throw away, this is the perfect setting to create lasting memories. Don't miss the chance to make this remarkable family home yours, call now to arrange a viewing!

MELBOURNE - THE LOCATION

MELBOURNE (the name means 'mill on the brook' or 'a mill stream') is a small attractive Georgian market town in a delightful part of South Derbyshire set in rolling countryside and is situated midway between the major city of Derby in the north and the bustling town of Ashby-de-la-Zouch in the south. The town contains a wide range of shops, pubs and restaurants and there are several good schools in the area. The property has good access to the A50, the M1 and M42 motorways, making it within easy reach of many Midland towns and cities.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

With a high gloss tiled floor, stairs to the first floor accommodation and doors to the lounge, breakfast kitchen and ground floor shower room.

SPACIOUS LOUNGE 5.41 x 3.40

The focal point of this room is the cast iron log burner set on a concrete hearth with a timber mantle over. A TV aerial point, laminate flooring, two radiators, a smoke detector and two UPVC double glazed front and rear windows.

BREAKFAST KITCHEN 4.78 x 3.76

Fitted with a range of base and drawer units with matching wall cupboards, granite worktops, an inset sink and drainer with a mixer tap over, an inset electric oven with a five ring gas hob and an extractor hood overhead. Other features include space and plumbing for a washing machine, a high gloss tiled floor, fitted breakfast bar, a radiator, an understairs storage cupboard, double glazed doors to the rear garden and a UPVC double glazed side window.

GROUND FLOOR SHOWER ROOM

Comprising: a walk-in shower area with a wall mounted shower overhead, a vanity wash hand basin and a dual flush toilet. A tiled floor, tiled walls and a UPVC double glazed opaque front window.

FIRST FLOOR ACCOMMODATION

LANDING

Having a loft access hatch, a built-in storage cupboard housing the boiler and doors to the bedrooms and bathroom.

BEDROOM ONE 3.43 x 3.38

A good sized bedroom with ample space for bedroom furniture, a bare wood floor, radiator and a UPVC double glazed front window.

BEDROOM TWO 3.38 x 2.77

Another generous bedroom with space for bedroom furniture, a radiator and a UPVC double glazed front window.

BEDROOM THREE 3.45 x 2.16

With a radiator and a UPVC double glazed rear window overlooking the garden.



SYLISH FAMILY BATHROOM

Comprising: a panelled bath with a wall mounted shower overhead, a pedestal wash hand basin and a dual flush toilet. A tiled floor, tiled walls, chrome ladder towel rail and two UPVC double glazed opaque side and rear windows.

OUTSIDE

FRONT ELEVATION

There is off road parking for at least two cars on the block paved drive with decorative borders to the side.

GENEROUS REAR GARDEN

The garden is mainly laid to lawn with a paved patio seating area. There is also a useful timber built shed/summerhouse and decorative borders stocked full of mature plants and shrubs.

AND FINALLY...

COUNCIL TAX BAND:

The property is believed to be in council tax band: B

HOW TO GET THERE:

Postcode for sat navs: DE73 8FJ

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

