



Spinney Hill, Melbourne

 4  2  3

Freehold

£465,000



### Key Features

- Well Presented Four Bedroomed Detached Family Home
- Located On the Desirable Spinney Hill Estate
- Bright Lounge
- Study/Family Room
- Fitted Kitchen + Separate Dining Room
- Master Bedroom With En-Suite Shower Room
- EPC rating C





Welcome to this stunning four bedroom detached family home, situated within the popular Spinney Hill estate in Melbourne. Step inside and you'll find a home that seamlessly blends indoor and outdoor living, with a flowing layout perfect for modern family life. The character features, including a beamed ceiling, add a touch of charm to the property, while the modern decoration throughout creates a fresh, modern inviting atmosphere.

The three reception rooms provide plenty of space for entertaining or relaxing, and the open plan style living is ideal for spending quality time with loved ones. The well-proportioned double bedrooms offer comfort and convenience, with bedrooms one and two benefiting from fitted storage. The three-piece family bathroom is fitted with a stylish vinyl floor, and there is also an ensuite shower room for added convenience.

The kitchen is a true highlight, with its light cottage style units and contrasting granite worktops. The integrated appliances include a dishwasher, washer dryer, fridge, separate freezer, and an eye-level Neff microwave and an additional under stairs pantry with shelving. The separate dining area opens to the kitchen, the modern decoration throughout is complemented by the washed oak laminate floor, while the snug lounge boasts ample living space along with a feature gas fire. A separate study/family room, cloakroom/W.C. add to the functionality of this home.

Outside, the part fenced/walled boundaries and landscaped rear garden with artificial turf create a private oasis. The ample hardstanding space allows for a garden shed, while the extensive paved patio area is perfect for outdoor dining. The private driveway provides parking for several vehicles, and there is also a double detached garage with power and lighting.

Located in Melbourne, you'll enjoy the convenience of nearby bars and restaurants, such as The Posh Off-License and Turaa Indian. The Sainsburys local supermarket is also just a short distance away. Melbourne Primary School covers the early stages of education.

Don't miss out on the opportunity to view this exceptional property. Contact our Melbourne team today to arrange your private viewing. The charming town of Melbourne, with its picturesque landscape, winding cobbled streets and traditional buildings, it is the perfect place to enjoy a tranquil, relaxed lifestyle. The area is 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 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!

#### ACCOMMODATION

ENTRANCE HALLWAY  
2.77m x 2.31m

LIVING ROOM  
4.60m x 3.56m

FITTED KITCHEN  
3.81m x 2.67m

DINING ROOM  
3.81m x 2.67m

STUDY/ FAMILY ROOM  
3.15m x 2.24m

CLOAKROOM/W.C.  
1.63m x 1.09m

#### FIRST FLOOR ACCOMMODATION

LANDING  
3.19m x 1.95m

BEDROOM ONE  
4.32m x 3.73m

ENSUITE SHOWER ROOM  
2.38m max x 1.60m

BEDROOM TWO  
3.51m x 3.20m

BEDROOM THREE  
3.38m x 2.03m

BEDROOM FOUR  
2.79m x 2.51m

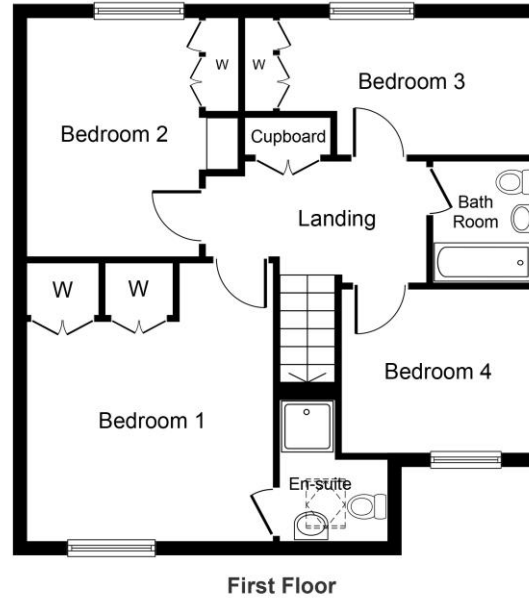
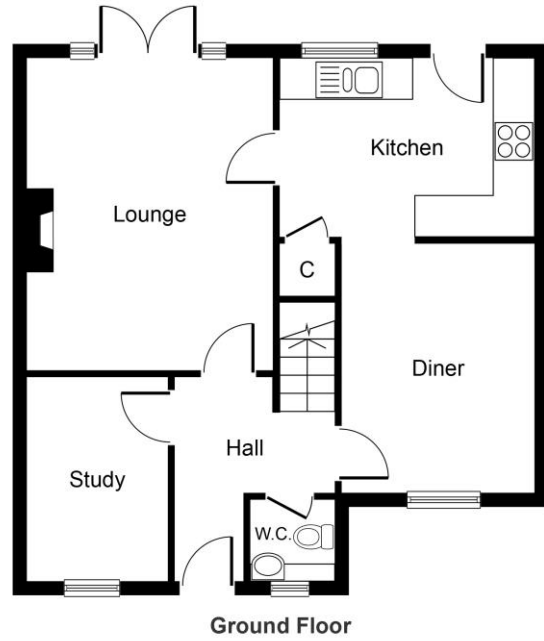
FAMILY BATHROOM  
1.92m x 1.70m

DOUBLE GARAGE  
4.82m x 4.80m

HOW TO GET THERE:-  
0.00m x 0.00m (0'0" x 0'0")  
Postcode for sat navs: DE73 8LX

COUNCIL TAX BAND:-  
The property is believed to be in council tax band: E

# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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