



Nettlefold Crescent, Melbourne



3



1



2

Freehold

£285,000



## Key Features

- Offering Huge Potential
- Three Bedroom Semi Detached
- Sought-After Location
- Corner Plot | Extensive Garden
- Lounge + Dining Room
- Kitchen + Pantry
- EPC rating D





This charming Melbourne home is a real gem. Located in a popular area, it offers a fantastic opportunity for those wanting to make it their own. The property sits on a generous corner plot, providing ample space for extension or modernization with the right planning consent. The lovely landscaped gardens surround the property, creating a peaceful oasis.

Inside, you'll find two reception rooms, perfect for entertaining guests. The kitchen is fitted with a freestanding gas cooker and pantry. The bedrooms are spacious and offer plenty of storage with fitted wardrobes. The separate W.C. and two-piece bathroom suite provide convenience and functionality.

Outside, the generous corner plot offers plenty of room for gardening and even an allotment space. There are also three outbuildings and a single garage with gated secure off-road parking. The garden is bursting with colour, thanks to various mature hedges, shrubs, and trees.



Melbourne Infant School is just a short stroll away, making it an ideal location for families. Don't miss out on this fantastic opportunity. Contact our Melbourne team today to secure your private viewing. We anticipate a great deal of interest, so act now. Don't delay, as this property is being offered with no upward chain.

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  
2.91x1.15

LOUNGE  
3.83 max times 3.79

DINING ROOM  
2.83x2.80

KITCHEN  
3.16x2.72+ pantry

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE  
3.59x3.36

BEDROOM TWO  
3.59x2.84

BEDROOM THREE  
2.98 max x 2.44

SEPARATE W.C.  
1.41x0.92

TWO PIECE BATHROOM  
2.41 max x 1.69

HOW TO GET THERE  
Postcode for sat navs: DE73 8DA

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

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



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>		
(55-68) <b>D</b>	62	
(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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