



Pack Horse Road, Melbourne

 4  2  2

Freehold

£595,000



### Key Features

- Timeless 1920's Detached Four-Bedroom Home
- Extended to the Rear
- Snug Sitting Room + Separate Dining Room
- Extended Kitchen
- Cloakroom/W.C. + Utility
- Three Double Bedrooms + Generous Single
- EPC rating E





Step into timeless elegance with this enchanting 1920's detached home, ideally located on prestigious Pack Horse Road in Melbourne. This four-bedroom masterpiece exudes character and modern sophistication, just a stone's throw from Melbourne Primary School and a leisurely stroll to the town centre.

As you approach, you'll notice the property's charming curb appeal, framed by a classic stone wall with gated access. The meticulously landscaped front garden features a shaped lawn and mature trees that provide exceptional privacy. For convenience, the spacious driveway accommodates up to five vehicles and is complemented by a detached garage.

Inside, you'll be captivated by the cozy sitting room, adorned with a Victorian-style gas fireplace and original interior touches that nod to the home's storied past. The expansive dining area, highlighted by high ceilings and French doors, effortlessly extends into the picturesque rear garden, creating an inviting space for hosting gatherings. The heart of the home is the extended breakfast kitchen, complete with cottage-style cabinetry, oak-effect laminate flooring, and a Rangemaster freestanding oven. It's a bright and inspiring space perfect for culinary enthusiasts.

The functionality continues with a large utility room equipped with a Belfast sink and additional plumbing for laundry needs, plus a convenient cloakroom/WC.

Ascending to the first floor, you'll find three generous double bedrooms, each bathed in natural light thanks to high ceilings and strategically placed windows. The master bedroom is a serene retreat with ample storage and a contemporary en-suite bathroom. Meanwhile, a cozy single bedroom offers a charming view of the front garden. The tastefully appointed family bathroom features a panelled bath with shower, a pedestal sink, and a dual-flush toilet.

The westerly-facing rear garden is a private oasis, boasting raised borders, mature foliage, and easy-to-maintain fenced boundaries. It's an ideal haven for enjoying peaceful afternoons or entertaining guests.

The area is renowned for its charming blend of history and modern amenities, providing the perfect setting for families and professionals alike. Being a short walk from the town centre, residents can enjoy easy access to a variety of local shops, cosy cafes, and traditional pubs, all embedded in the rich cultural tapestry of Melbourne.

Families will particularly appreciate the proximity to Melbourne Primary School, which is just a stone's throw away from the property. This highly regarded school has a reputation for its excellent educational standards and friendly community atmosphere. The area's commitment to quality education extends to secondary level as well, with several reputable schools within easy reach. This makes the location ideal for families prioritising their children's education.

Melbourne offers a wealth of outdoor recreational opportunities with its picturesque parks and green spaces. Nearby Melbourne Pool and stunning King's Newton offer beautiful walks and the chance to engage with nature, right on your doorstep. Moreover, the town is well-connected to larger cities like Derby and Nottingham, ensuring that city amenities and employment opportunities are never far away.

This property is a perfect blend of historical charm and modern comforts. Don't miss your chance to own a piece of Melbourne's architectural heritage. For more information or to schedule a private viewing, contact our Melbourne team today.



#### ACCOMMODATION

ENTRANCE HALLWAY  
4.67x2.46

SITTING ROOM  
3.64x3.60+ bay window

SEPARATE DINING ROOM  
3.64x3.55

EXTENDED BREAKFAST KITCHEN  
4.96x2.93

UTILITY AREA  
2.47x2.34

REAR LOBBY  
0.93x0.93

CLOAKROOM/W.C.  
2.26x0.85

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE  
3.96x2.94

EN-SUITE SHOWER ROOM  
2.00x0.88

BEDROOM TWO  
3.62x3.62

BEDROOM THREE  
3.55x2.63

BEDROOM FOUR  
2.88x2.46

FAMILY BATHROOM  
2.45 max x 2.32

OVERSIZED SINGLE GARAGE  
4.97x3.95

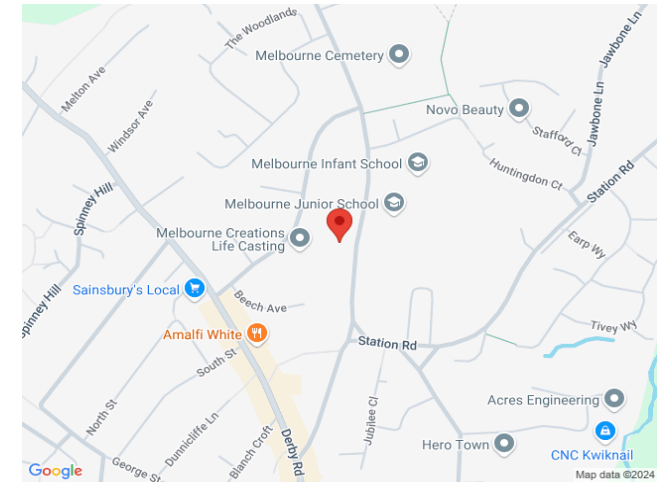
#### COUNCIL TAX BAND:-

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

#### HOW TO GET THERE:-

SAT NAV:- DE73 8EG Identified by our 'FOR SALE' BOARD

# Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-30) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<a href="http://www.epc4u.com">WWW.EPC4U.COM</a>		



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