



Rose Lane, Ticknall

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Freehold

£299,950



Key Features

- Charming Three Bedroom Mid-Townhouse Cottage
- Quaint Cul-De-Sac | Village Location
- Built in 1998 within the Conservation
- Contemporary Shaker-Style Kitchen
- Lounge/Diner + Conservatory
- Three Bedrooms | Family Bathroom
- EPC rating U





Welcome to Rose Lane, Ticknall, a charming mid-townhouse cottage nestled in a picturesque village cul-de-sac. Built in 1998, this delightful property perfectly combines modern comforts with traditional style, using reclaimed materials suitable for its conservation area setting. Ideal for those looking for a serene yet conveniently located home, Ticknall is situated between Melbourne and Repton, offering easy access to Calke Abbey's scenic walks, gardens, and vibrant local community events.

Step inside to find a contemporary shaker-style kitchen equipped with integrated appliances and complemented by contrasting laminate worktops and a practical breakfast bar. The inviting lounge/diner features a characterful gas fireplace that seamlessly flows into a sunlit conservatory through elegant sliding doors.

Upstairs, you'll find three comfortable bedrooms, with the main bedroom benefiting from fitted wardrobes, and a modern bathroom featuring a 'P'-shaped bath with a shower over.

Outside, enjoy this south-westerly facing courtyard garden a beautifully paved and cobbled, low-maintenance garden designed for relaxation. Enhance your outdoor experience with feature lighting and external power points. Within the shared courtyard is a single garage and allocated parking. This property is offered with no upward chain, making it a superb opportunity to settle in the heart of this desirable, friendly village. Don't miss the chance to call this enchanting cottage your home. Contact our Melbourne team today to arrange a viewing.

Ticknall, a picturesque village located in South Derbyshire, is a quintessential English countryside community that's perfect for those seeking a peaceful and scenic lifestyle. Known for its well-preserved historical charm, Ticknall is positioned conveniently between the neighboring towns of Melbourne and Repton. This sought-after village prides itself on its vibrant community spirit and beautiful surroundings, making it a desirable location for families and individuals alike.

One of the key highlights of Ticknall is the presence of Calke Abbey, a National Trust property that offers beautiful walks, stunning gardens, and a variety of local events throughout the year. This idyllic setting provides ample opportunities for outdoor enthusiasts to explore and enjoy the tranquil Derbyshire countryside. Calke Abbey's parkland is a haven for nature lovers, where you can immerse yourself in the rich tapestry of flora and fauna that the area has to offer.

Living in Ticknall not only comes with the advantages of natural beauty but also benefits from modern conveniences. The village hosts two charming pubs where locals and visitors alike can enjoy a hearty meal or a casual drink. This vibrant village lifestyle is underscored by its strong sense of community and welcoming atmosphere, fostering a warm environment for both long-term residents and newcomers.

For those who require easy access to nearby urban areas, Ticknall offers convenient transportation links to larger towns and cities, including Derby and Nottingham. The proximity to major road networks ensures that daily commuting is straightforward, making it an ideal location for professionals who work in the city but prefer rural living.

ACCOMMODATION

ENTRANCE HALLWAY
3.03m x 1.82m (9'11" x 6'0")

BREAKFAST KITCHEN
3.17m x 2.91m (10'5" x 9'6")

LOUNGE/DINER
5.39m x 3.86m (17'8" x 12'8")

CONSERVATORY
2.44m x 2.19m (8'0" x 7'2")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.26m x 2.88m (10'8" x 9'5")

BEDROOM TWO
3.4m x 1.8m (11'2" x 5'11")

BEDROOM THREE
2.52m x 2.03m (8'4" x 6'8")

BATHROOM
2.24m x 1.85m (7'4" x 6'1")

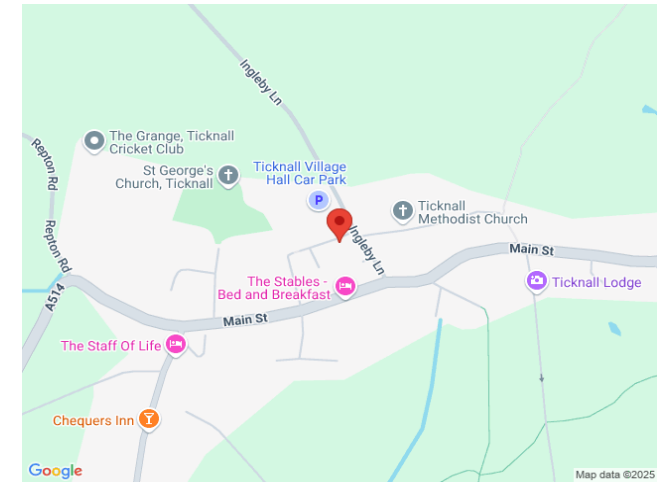
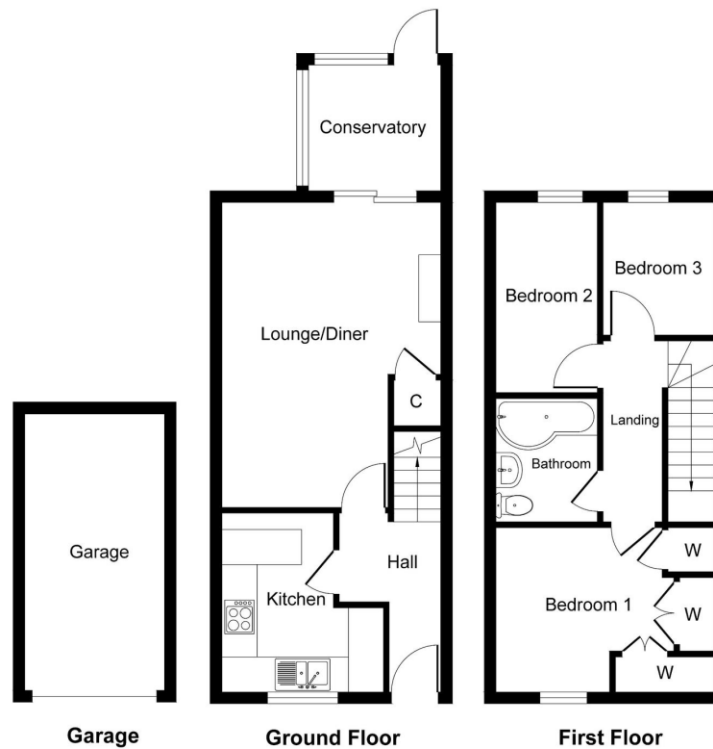
SINGLE GARAGE
4.91m x 2.54m (16'1" x 8'4")

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

HOW TO GET THERE:-
Postcode for sat navs: DE73 7JW

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



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