



The Lilypool
Melbourne Derby

The Lilypool Melbourne Derby DE73 8GL

for sale offers over
£250,000



Property Description

Well-presented three-bedroom town house residence that is situated on this lovely small development that is ideally placed for all the amenities that Melbourne has to offer. In brief the property comprises, entrance hall, kitchen diner, lounge, three bedrooms, bathroom. Outside, the property is nestled behind a communal lawned area with its own front garden and private back garden, garage, and parking.

Melbourne itself is one of the most sought-after locations within South Derbyshire, enjoying a particularly high standard of amenities and leisure facilities including pubs, restaurants, boutique shops, Post Office and doctors' surgery. The A50 and M1 are readily accessible for the commuter, as is East Midland airport and Parkway railway station which offers a very regular service to London St Pancras.

Entrance Hallway

Accessed via a timber entrance door with ceramic tiled flooring, stairs to the first, understairs store, a radiator and access to:-

Lounge

16' 2" x 14' 1" (4.93m x 4.29m)
Having UPVC double glazed windows to the front and rear elevations, gas feature fire with timber mantle and marble hearth, a radiator and TV point.

Kitchen Diner

11' 6" x 9' 3" (3.51m x 2.82m)
Having a range of matching shaker style wall and base units with work surface over, free-standing range master oven with five ring gas hob and chimney hood extractor, partly tiled splashback, plumbing and space for washing machine, integrated slim line dishwasher, ceramic tiled flooring, cupboard housing the central heating boiler, inset spot lights, a radiator, timber stable door to the rear leading to the garden, ceramic sink with mixer tap over, space for dining seating and UPVC window to the rear elevation.

First Floor Landing

Having UPVC double glazed window to the front elevation and doors off to:-

Bedroom One

12' 2" x 9' 5" (3.71m x 2.87m)
Having a radiator, UPVC window to the rear elevation and double built-in wardrobe with sliding timber doors.

Bedroom Two

11' 7" x 9' 4" (3.53m x 2.84m)
Having a radiator, UPVC window to the rear elevation and double built-in wardrobes with sliding doors.

Bedroom Three

9' 1" x 6' 5" (2.77m x 1.96m)

Having UPVC window to the front elevation and a radiator.

Bathroom

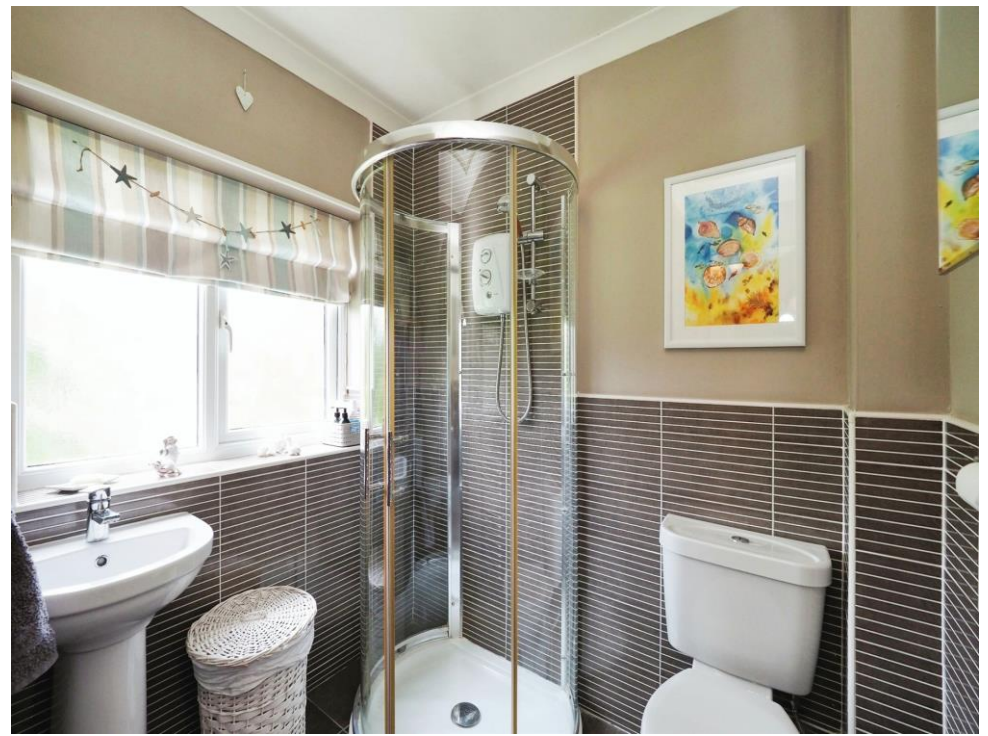
Having ceramic tiled flooring, half tiled walls, fully glazed shower enclosure with electric shower, chrome towel radiator, pedestal wash hand basin and chrome mixer tap over, low level W.C, UPVC window to the front elevation, loft access and built-in storage cupboard housing the water tank.

Garage

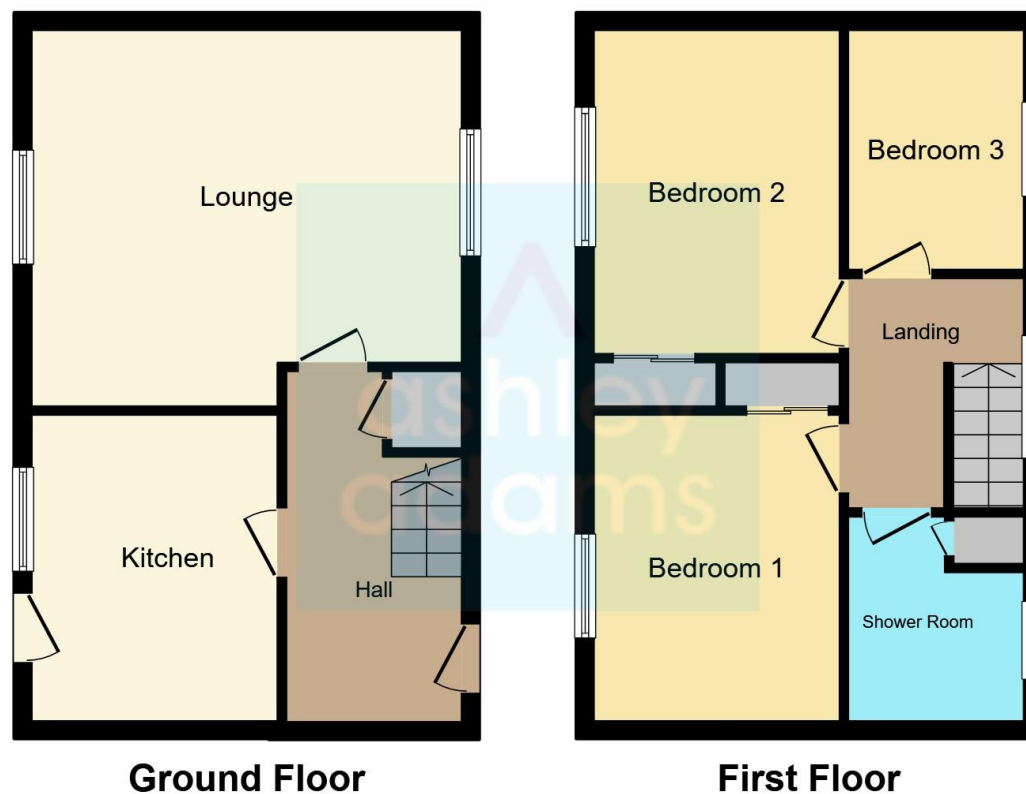
16' 7" x 8' 5" (5.05m x 2.57m)

Having up and over door and parking space to front of garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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39 Market Place Melbourne
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Tenure:Freehold

EPC Rating: C

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