



Main Street
Kings Newton Derby

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for sale guide price
£292,500



Property Description

A delightful character cottage with potential for extension subject to planning, situated on an extensive plot with generous garden, gated access to the rear from Nettlefold Crescent to a good sized detached pitched roof garage and ample off-road parking, together with gardens to front and rear. The property has a wealth of characterful features, a gas fired central heating system, log burning stove to the lounge, and briefly comprises: Entrance porch, entrance hall area, open plan lounge diner, fitted kitchen. To the first floor are two double bedrooms and generous shower room. Outside:-The property is situated on a private plot with stone front boundary wall, front timber gate leads in to a front garden which is inset with a variety of mature trees and shrubs with concrete path leading to the front porch and around the front of the property. There is a covered log store to the side and a timber gate giving privacy and access to the rear garden. The rear garden is extensive with a wealth of features which must be viewed to be fully appreciated, having a side garden area with previously mentioned covered log store. Leading into the rear is a paved patio, dwarfed brick walled borders, step up to shaped lawn area, flanked with borders inset with a variety of shrubs, fenced boundaries, stepping stones and gravelled path leading up the garden, further circular paved feature and a double width paved path leading up to detached brick garage and parking for several vehicles.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee

is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Front timber framed and glazed entrance door leading to:-

Entrance Porch

Having matching timber framed and glazed side panels to front and side elevations, ceramic tiled flooring, hard wood panelled door giving access to:-

Entrance Hall

7' x 9' 7" (2.13m x 2.92m)

Measurements include dog leg staircase off to the first floor, having beams to the ceiling, wall light point, central heating radiator, useful understairs store, wide arch opening to:-

Open Plan Living/Dining Room

27' 11" x 11' 1" (8.51m x 3.38m)

Measurement in to chimney breast recess.

The front lounge area has a stone feature fireplace incorporating cast iron log burning stove on a Cornish slate hearth - the fireplace extends to provide TV standing etc, two UPVC double glazed windows to the front elevation and one UPVC double glazed window to the side elevation, central heating radiator, beams to the ceiling, three wall light points to the lounge area.

The dining area is separated by two small steps up from the lounge area and has beams to the ceiling, three wall light points, two UPVC double glazed windows to one side and one UPVC double glazed window to the other side, central heating radiator, beams to the ceiling,

Kitchen

6' 8" x 11' 7" (2.03m x 3.53m)

Having a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, plumbing and space for an automatic washing machine, integrated electric fan assisted oven and grill fitted to eye level, induction hob with extractor hood over, UPVC double glazed window to the front elevation, UPVC double glazed door to the rear elevation giving access to the rear garden, ceramic tiled flooring, ceramic tiled splashbacks, beams to the ceiling, space for a fridge freezer, fitted window blind to the front elevation.

First Floor Landing

Spacious landing area having an open spindle balustrade with a galleried landing, having UPVC double glazed window to the half landing height, UPVC double glazed window to the front elevation, panelled door to:-

Shower Room

Having a large walk in shower across the depth of the fully tiled room, with a mains rain head shower, glazed shower screen, low level WC, wash hand basin fitted to vanity unit with storage beneath and mixer tap over, two UPVC double glazed opaque windows to the front elevation, loft access and door to airing cupboard which houses the Ideal boiler providing domestic hot water and central

heating, wall mounted chrome heated towel rail, laminate flooring.

Front Bedroom

13' 5" max into chimney breast recess x 11' 1" (4.09m max into chimney breast recess x 3.38m)

Measured to the rear of wardrobes

Having two double door fronted fitted wardrobes with overhead cupboards, central heating radiator, UPVC double glazed windows to front and side elevations.

Bedroom Two

13' 5" max less door recess x 11' 4" (4.09m max less door recess x 3.45m)

Having UPVC double glazed windows to both side and rear elevations, central heating radiator, built in store.

Outside

The property is situated on a private plot with stone front boundary wall, front timber gate leads in to a front garden which is inset with a variety of mature trees and shrubs with concrete path leading to the front porch and around the front of the property. There is a covered log store to the side and a timber gate giving privacy and access to the rear garden.

Rear Garden

The rear garden is extensive with a wealth of features which must be viewed to be fully appreciated, having a side garden area with previously mentioned covered log store. Leading in to the rear is a paved patio, dwarfed brick walled borders, step up to shaped lawn area, flanked with borders inset with a variety of shrubs, fenced boundaries, stepping stones and gravelled path leading up the garden, further circular paved feature and a double width paved path leading up to:-

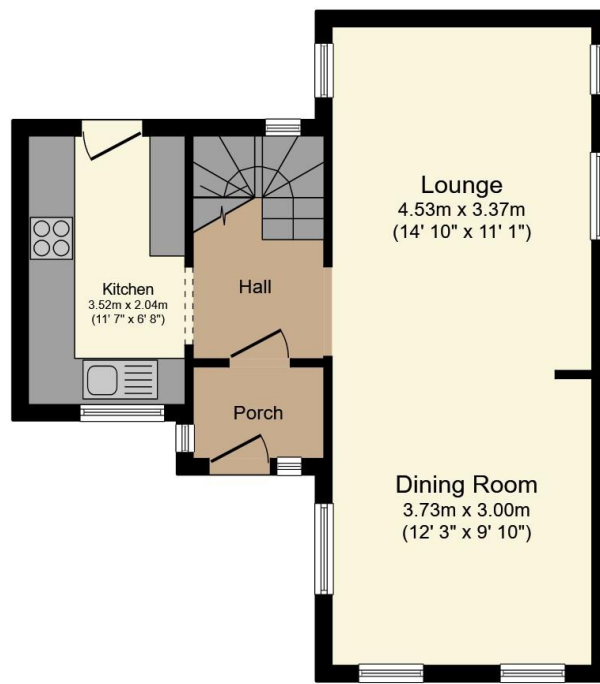
Detached Brick Garage

Having a pitched roof, up and over door, light and power. There is access off Nettlefold Crescent via double opening wrought iron drive gates to a concrete driveway giving access and parking for lots of vehicles to the rear. Boat or caravan standing is also available. The garage is suitable for a variety of purposes and has side access door.

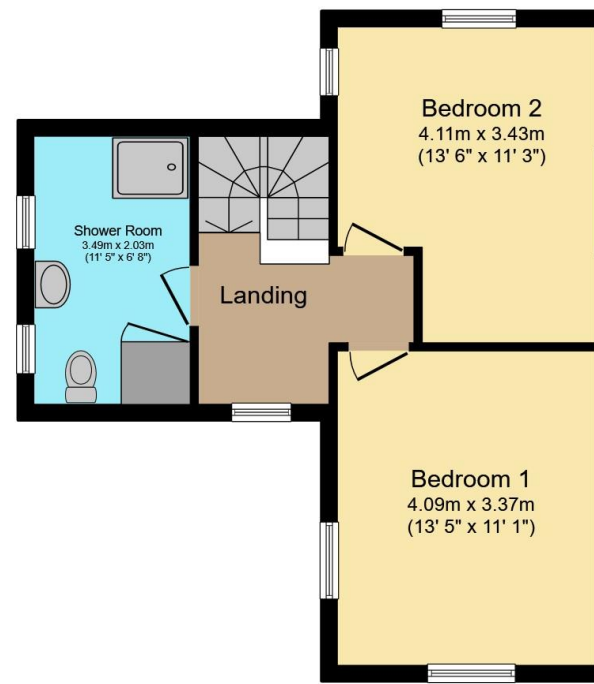








Ground Floor



First Floor

Total floor area 84.6 m² (911 sq.ft.) approx

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.propertybox.io



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Property Ref: MEL205727 - 0003

Tenure:Freehold EPC Rating: Awaited

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