



Main Street
Breedon-On-The-Hill Derby

Main Street Breedon-On-The-Hill Derby DE73 8AN

for sale
£200,000



Property Description

This characterful two bedroom cottage is located in the quiet village of Breedon on the Hill. The property comprises: - sitting room having feature log burner, fitted kitchen, sun lounge/dining area. To the first floor are two bedrooms both with built-in storage and a three piece bathroom suite. To the rear of the property is a landscaped garden with a raised decked seating area. Breedon on the Hill is a village in the South Derbyshire district which has a range of local amenities such as two pubs, a shop and a primary school. The village has great transport links to get to nearby locations such as Melbourne, Ashby de la Zouch and East Midlands airport.

Sitting Room

Accessed via a timber door with inset glass panel into a beautiful character sitting room having an inglenook fireplace with exposed brick chimney breast with Acorn multi fuel log burning stove sitting on a stone hearth, deep recesses to either side of the chimney breast one having a display shelf, stunning beams to the ceiling, exposed brick and stone feature wall, oak flooring, central heating radiator with decorative radiator cover and shelving above, heritage style UPVC double glazed window to the front elevation, three quarter glazed and timber panelled door leading to: -

Kitchen

Having a range of fitted base and wall units with wood block work surfaces over, glazed wall display units, inset electric hob, eye level double oven and grill, circular stainless steel sink unit and drainer, integrated fridge freezer, fully tiled splash back to the cooking area, oak flooring continuing through from the sitting room, glazed and timber French doors leading to: -

Sun Lounge/Dining Area

This being a lovely bright addition to the cottage having central heating radiator,

Polycarbonate roof, deep skirting boards, oak flooring, composite door with inset double glazed window giving access to the shared path, door to useful storage cupboard housing the boiler providing central heating, UPVC double glazed French doors with full height double glazed panels giving access and aspect to the rear garden.

First Floor Landing

Accessed via a doorway off the kitchen is the staircase leading to a split level landing adding further character to the property leading to: -

Bedroom One

Having UPVC double glazed window to the rear elevation, beautiful exposed floorboards, character beam to the ceiling, display shelving to the recess, original wooden latch door to storage cupboard currently being used as a wardrobe, central heating radiator.

Bedroom Two

Having UPVC double glazed heritage style window to the front elevation, carpeted flooring, exposed timbers to the walls, high level storage cupboard.

Family Bathroom

Having a three piece white suite comprising double width glazed walk in shower cubicle with rain head and separate shower attachment, high flush wc, pedestal hand wash basin with hot and cold period taps, exposed timber floorboards, exposed timbers to the walls, fully tiled to the bathing area, panelling to the walls, deep skirting boards.

Outside

The lovely rear garden has a raised decked seating area leading to a lawn flanked with a raised border to one side and a brick wall to

the other, steps leading down to a gravelled area. A side gate leads to the shared rear pathway that leads back to the front of the property, there is also a rear gate that gives access to the garden from the passage that runs along the rear of the properties.









Total floor area 62.1 m² (669 sq.ft.) approx

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To view this property please contact Ashley Adams on

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Property Ref: MEL206045 - 0005

Tenure:Freehold EPC Rating: D Council Tax Band: A

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