



**MELBOURNE**  
Sales & Lets

**Trent Lane, Derby, DE73 8BT**  
**£525,000**

Location

Situated in the picturesque village of Kings Newton, this property enjoys an enviable setting within one of South Derbyshire's most desirable locations. Kings Newton is renowned for its character, historic charm and peaceful village atmosphere, whilst neighbouring Melbourne, less than a mile away, offers an excellent range of everyday amenities.

Melbourne provides a variety of independent shops, supermarkets, cafés, traditional pubs, restaurants, a medical centre, pharmacy and leisure facilities, together with a selection of well-regarded primary and secondary schools. The area is also home to attractive walks around Melbourne Pool and the surrounding Derbyshire countryside, making it ideal for those who enjoy an active outdoor lifestyle.

The property is exceptionally well placed for commuters, with excellent road links via the A50, A42, M1 and M42, providing convenient access to Derby, Nottingham, Leicester, Burton upon Trent and Birmingham. East Midlands Airport is approximately 5 miles away, making the location ideal for both business and leisure travel, while regular bus services operate through Melbourne and the surrounding villages. Rail services are available from Derby, East Midlands Parkway and Long Eaton stations, offering direct links to London, Birmingham and other major cities.

Combining village charm with excellent connectivity and everyday convenience, Kings Newton is a highly sought-after location for families, professionals and those looking to enjoy a more relaxed pace of life without compromising on accessibility.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : E

Viewings

Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5:30pm or Saturdays 10am - 3:30pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.

