



**MELBOURNE**  
Sales & Lets

**Main Street, Kings Newton, Derbyshire, DE73 8BX**  
**£265,000**



## 12 Main Street, Kings Newton, Derbyshire, DE73 8BX

Situated on Main Street in the highly desirable village of Kings Newton, this beautifully presented two-bedroom property offers an excellent blend of period character and practical modern living.

Full of charm throughout, the home features exposed wooden beams and original character details that give it warmth and personality. The ground floor comprises an inviting entrance porch leading into a hallway, and a spacious open-plan living, presented with a wood burner followed by a dining area — ideal for both relaxing and entertaining. The kitchen is well laid out with ample storage, continuing the home's practical feel.

Upstairs offers two well-proportioned bedrooms and a family shower room.

Storage has been thoughtfully incorporated throughout the property, making it highly functional despite its cottage proportions.

Externally, the home continues to impress. To the front is a small garden area, with useful wood storage to the side of the property. The generous rear garden is mainly laid to lawn and offers excellent outdoor space — perfect for families, entertaining, or keen gardeners. At the rear, a driveway accessed via Nettlefold Crescent provides parking for at least three vehicles and leads to a single garage, offering rare and valuable off-street parking in this location.

Kings Newton is a sought-after village location with convenient access to nearby amenities and excellent transport links.

Viewing is highly recommended to fully appreciate the charm, space and potential this unique home offers.



### **Council Tax Band**

South Derbyshire Council

Council Tax Band : C

### **Tenure**

Freehold

### **Viewings**

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

All viewings are by appointment only.

### **Valuations**

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

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

### **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

### **Hours Of Business**

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





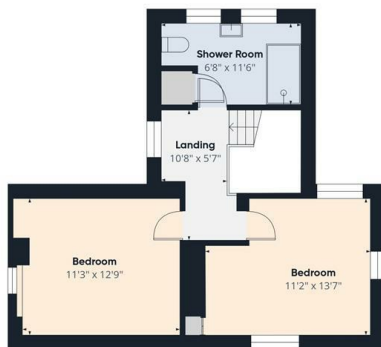








Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
884 ft<sup>2</sup>  
Reduced headroom  
3 ft<sup>2</sup>

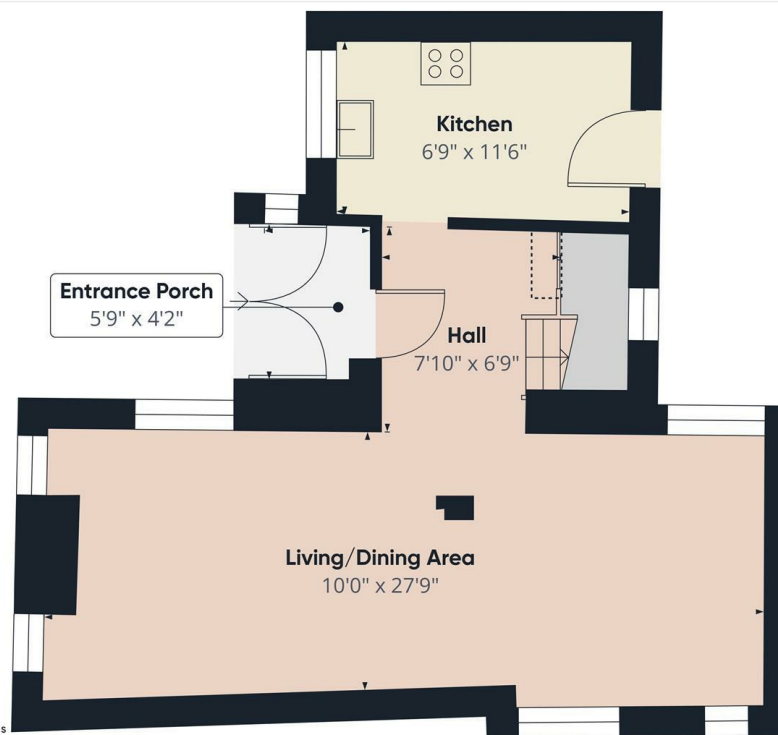
(1) Excluding balconies and terraces

Reduced headroom:  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Entrance Porch  
5'9" x 4'2"



Floor 0

Approximate total area<sup>1)</sup>  
466 ft<sup>2</sup>  
Reduced headroom  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

