



**MELBOURNE**  
Sales & Lets

**Main Street, Weston-On-Trent, DE72 2BL**  
**£475,000**

## Inglenook Cottage, 16 Main Street, Weston-On-Trent, DE72 2BL

A beautifully presented three-bedroom home combining original character with modern living. The entrance hall leads to a utility room with WC, under-stairs storage, single garage and a spacious kitchen/dining area. The lounge features exposed beam ceilings, a log burner with brick fireplace, built-in storage and shutters. The kitchen offers fitted wall and base units, Belfast sink, dishwasher, built-in fridge, oven, hob with extractor hood and marble worktops, with blinds to the windows, and flows into the conservatory with patio doors to the garden.

Upstairs are three well-proportioned bedrooms and a family bathroom with bath, separate shower, porcelain sink, pull-chain WC, heated towel rail and built-in storage. The main bedroom has exposed beams, fitted wardrobes and shutters; bedroom two includes brickwork and fitted wardrobes; bedroom three is a generous double with shutters.

Outside is off-road parking for three cars, EV charging, a single garage and a rear garden with seating area, brick outbuilding and steps to a home office pod. Gas central heating and uPVC double glazing throughout.



### **Tenure**

Freehold

### **Council Tax Band**

South Derbyshire Council

Council Tax Band : C

### **Viewings**

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

All viewings are by appointment only.

### **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 - 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 Building 1



Floor 1 Building 1

Approximate total area<sup>①</sup>  
739 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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

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Approximate total area<sup>①</sup>  
660 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	82	A	A
<p>Very energy efficient - lower running costs</p> <p>162-190k A</p> <p>121-161k B</p> <p>109-120k C</p> <p>95-108k D</p> <p>81-94k E</p> <p>69-80k F</p> <p>55-68k G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>162-190k A</p> <p>121-161k B</p> <p>109-120k C</p> <p>95-108k D</p> <p>81-94k E</p> <p>69-80k F</p> <p>55-68k G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	