



22, Blanchcroft, Melbourne, Derbyshire, DE73 8GG

HOWKINS &
HARRISON

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Melbourne,
Derbyshire, DE73 8GG

Guide Price: £250,000

Occupying a delightful position along the highly regarded Chambers Row, off Blanchcroft, No. 22 forms part of a charming terrace within the heart of the prestigious market town of Melbourne, renowned for its excellent commuter links and vibrant amenities. This attractive period home offers well-balanced accommodation arranged over two floors, complemented by a particularly impressive front garden of notable length an uncommon and highly desirable feature for properties of this style along with a private rear garden. The property is approached via the spacious front garden, creating an appealing sense of arrival. Internally, a welcoming living room sits to the front, whilst to the rear the kitchen offers a practical layout with direct access to the garden. To the first floor, there are two bedrooms, including a well-sized principal bedroom, all served by a neatly appointed family bathroom.

Externally, the front garden is a standout feature, extending to a significant length and thoughtfully arranged with a combination of lawn, planting and seating areas. The rear garden, meanwhile, provides a more private outdoor space, completing the internal comfort and outdoor appeal of this enviable Melbourne setting.





Location

22 Blanch Croft is situated within the highly sought-after market town of Melbourne, a charming and historic Derbyshire location known for its attractive Georgian architecture and strong sense of community. The town offers an excellent range of everyday amenities including independent shops, cafés, restaurants, public houses and a popular weekly market, all centred around the characterful Market Place. Melbourne is particularly well regarded for its village feel combined with a vibrant social scene, including an annual arts festival and a range of local clubs and activities.

The area also benefits from a selection of well-regarded schooling, including Melbourne Infant and Junior Schools, with further options available in nearby Chellaston, Castle Donington and surrounding villages. The nearby National Forest and open countryside provide excellent opportunities for walking, cycling and outdoor pursuits, while attractions such as Melbourne Hall and Gardens and Calke Abbey add to the area's appeal. The town is also well served by regular bus routes providing convenient links to Derby, Nottingham, Loughborough and surrounding centres, enhancing its accessibility for commuters and day-to-day travel.

Travel Distances

Derby – 8 miles

Nottingham – 12 miles

Loughborough – 10 miles

Burton upon Trent – 9 miles

A50 – 3 miles

M1 (J23A) – 6 miles

East Midlands Parkway Railway Station – 6 miles (services to London St Pancras)

East Midlands Airport – 5 miles



Accommodation Details – Ground Floor

Entering the property via the front door, you are welcomed directly into the living room, a warm and characterful space featuring exposed ceiling beams, a feature stone wall and a log burning stove, creating an attractive focal point. This well-proportioned reception room enjoys a pleasant outlook to the front and provides a comfortable setting for everyday living, with the staircase rising to the first floor.

To the rear of the property is the kitchen, a generously sized and particularly characterful space fitted with a range of wooden wall and base units, complemented by solid work surfaces and space for freestanding appliances. There is ample room for a breakfast table, making this a sociable and functional heart of the home. The kitchen also benefits from exposed beams, a useful built-in store cupboard, and provides direct access out to the rear garden.

First Floor

Stairs rise to the first floor, where the accommodation comprises two bedrooms and a bathroom. The principal bedroom is positioned to the front of the property, offering a bright and comfortable space with views over the front elevation and the benefit of a built-in store cupboard. The second bedroom is a versatile room, ideal for use as a single bedroom, nursery or home office, enjoying views over the rear garden. Completing the accommodation is the bathroom, fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside

Externally, the property benefits from a particularly impressive and unusually long front garden, predominantly laid to lawn with well-stocked borders, creating an attractive approach and a rare sense of space for a property of this style.

To the rear, the garden can be accessed directly from the kitchen or via a pedestrian right of way further along Blanchcroft, and offers a sizeable and private outdoor space. The garden is well established, featuring a variety of mature planting and greenhouse.. Whilst already a pleasant and usable space, it also offers excellent potential for further landscaping or enhancement to suit individual requirements.

Features

- Charming period terrace in central Melbourne
- Highly sought-after village location
- Two first floor bedrooms & bathroom
- Spacious and inviting living room
- Fitted kitchen with garden access
- Generous front garden and sizeable rear garden
- Suitable for a variety of purchasers
- Close to amenities, cafés, shops and commuter routes



Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

South Derbyshire District Council - [Tel::01283-595795](tel:01283-595795)

Council Tax Band – B

Energy Rating - TBC

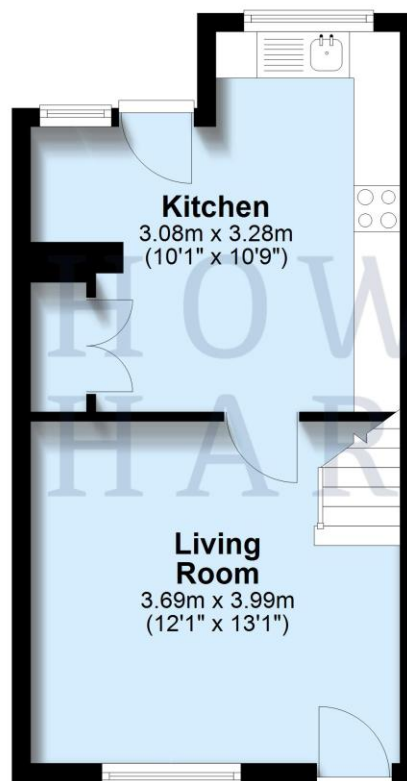
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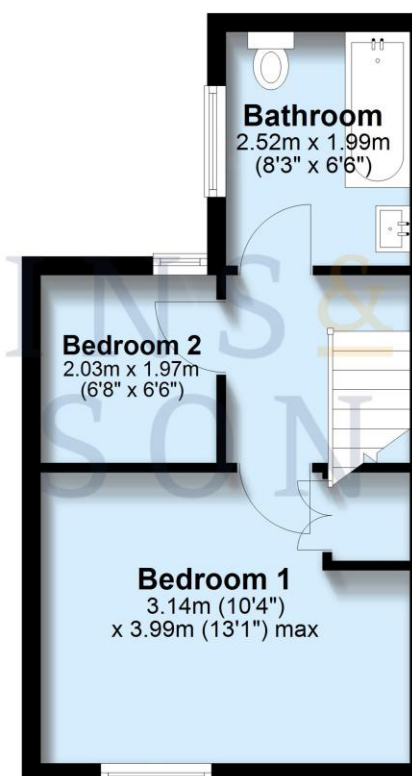
Ground Floor

Approx. 29.4 sq. metres (316.7 sq. feet)



First Floor

Approx. 26.4 sq. metres (283.8 sq. feet)



Total area: approx. 55.8 sq. metres (600.5 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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