



**MELBOURNE**  
Sales & Lets

**Dog Lane, Wilson, DE73 8AH**  
**£739,950**

## Porchway

Impressive covered porchway

## Impressive Spacious Hallway

Door to the front elevation, a spacious and light hallway with a large understairs cupboard

## Cloakroom/WC

Vanity wash hand basin and low level wc.

## Superb Lounge

With trifold patio doors to the rear garden and five modern wall lights.

## Study/Separate Dining room

With a picture window to the front overlooking the front garden and countryside beyond.

## Breakfast Kitchen

With an extensive modern range of fitted cupboards and quartz work tops along with a separate island enjoying extensive drawers, cupboards and a lovely breakfast bar area. There is an array of modern fitted appliances including a large built in fridge and separate freezer, built in dishwasher. A high tech fitted range style modern cooker with double oven, grill, plate drawer and an induction style hob. There is an extractor hood and impressive underlighting throughout.

This lovely family room offers a modern day style living accommodation with a large sitting area with trifold doors leading to the outside space.

## Utility Room

Door and window to the rear, fitted cupboards, single drainer sink and worktops.

## Plant Room

This room holds a host of central heating parts ,including the hot water cylinder tank and could be used as a nice warm boot room!

## First Floor

### Landing

A lovely light and spacious area with a feature display area halfway up the stairs, radiator loft access and large double doors to a built in airing cupboard with shelving.

### Principle Suite

#### Bedroom

Enjoying a feature ceiling to floor balcony with opening double doors offering fantastic views to the countryside at the front ,radiator.

#### Dressing Room

A large area which could be used as a private study area or it could be fitted to create a lovely dressing room.

#### En-suite Shower Room

With fully tiled walls, velux window to the rear, shower cubicle with mains shower, towel radiator, vanity wash hand basin, low level wc, and extractor fan.

#### Bedroom Two

Window to the side, radiator.

#### En-suite Shower Room

A spacious shower room with low level wc, vanity wash hand basin, shower cubicle with mains shower, towel radiator, fully tiled walls and velux window to the rear.

#### Bedroom Three

Window to the front, radiator

#### Bedroom Four

Window to the front and radiator.

## Family Bathroom

Panelled bath with shower screen and mains fitted shower, low level wc, vanity wash hand basin and towel radiator, velux window to the front and extractor fan.

## Outside

### Front

An extensive driveway providing off road parking for numerous vehicles and leading to a further side driveway.

Mature trees and lawned area and a feature stream which runs from the front to the rear garden.

### Rear Garden

With a high degree of privacy enjoying an artificial turfed garden area along with extensive patio. Two substantial large lockable sheds.

The rear garden has a unique feature with a stream running through it!

## Tenure

Freehold

## Council Tax Band

North West Leicestershire

Council Tax Band : To be advised

## Viewings

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

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

## 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 Nick Humphreys Estate & Letting Agents, 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 property.

## Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

