



**MELBOURNE**  
Sales & Lets

**Main Street, Melbourne, Derbyshire, DE73 8BX**  
**£650,000**

## Location & Local Amenities

Renowned for its attractive village character and surrounding countryside, Kings Newton offers a wonderful balance of rural living whilst remaining exceptionally well connected for everyday amenities and commuting.

For those who enjoy the outdoors, the area is surrounded by picturesque countryside walks, including routes linking Kings Newton, Melbourne and Wilson, together with access to the popular Cloud Trail, providing miles of walking, cycling and recreational opportunities through the beautiful South Derbyshire landscape.

The nearby market town of Melbourne, located just a short distance away, offers an excellent range of amenities including independent shops, cafés, restaurants, traditional pubs and everyday conveniences. Popular local venues include The Boot, The Spirit Vaults, Leddy's, Tapas at No 2 and Turaa Indian Stretery, providing a diverse selection of dining and social options. Melbourne also benefits from a supermarket and a variety of local services catering for day-to-day needs.

Despite its peaceful village setting, the property enjoys excellent transport connections. Regular bus services are available nearby, while the A50, A42 and M1 motorway network are all within easy reach, making commuting to Derby, Nottingham, Leicester and Birmingham straightforward. East Midlands Airport is also conveniently located just a short drive away, ideal for both business and leisure travel. Nearby railway stations provide direct connections to regional and national destinations.

Combining charming village surroundings, outstanding countryside walks, excellent local amenities and superb transport links, Kings Newton continues to be a highly desirable place to call home.

## 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.

