





*** STUNNING CHARACTER PROPERTY IN THE HEART OF MELBOURNE ****
 PERFECT BALANCE OF MODERN LIVING AND CHARM **** PARKING **** This is a great opportunity to purchase a beautiful cottage in a perfect position in the village. The property has been well kept and in brief offers a reception hall, lounge with feature fire place. dining room and a fitted kitchen. Two double bedrooms, bathroom with bath and a separate shower, landing with study area and a loft with pull down ladder. Outside offers a maintained communal garden that can be used plus an area outside the property to sit in plus a bin storage area. Located 2 minutes from the heart of the village, offering local boutique shops, cafe, restaurants and bars. A great benefit to this cottage is the parking space, for a property so close to the heart of Melbourne it is unusual. The property is offered for sale with no upward chain.



HALL

Entrance door into the hallway with side glazed panel and double glazed window to the side elevation. Stairs to the first floor and doors to -

LOUNGE

Sash window to the front elevation, radiator, feature fire surround and tiled half. Exposed beam ceiling and two wall lights.

DINING ROOM

Exposed beamed ceiling, sash window to the front elevation, radiator and half glazed door into the kitchen.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit with mixer tap. Fitted electric oven and hob with extractor hood, sash window to the front elevation, radiator, plumbing and space for a washing machine and dishwasher and further appliance spaces.

FIRST FLOOR LANDING

Good size landing with study area, two windows, two radiators, loft access with pull down ladder, storage cupboard and doors to -

BEDROOM 1

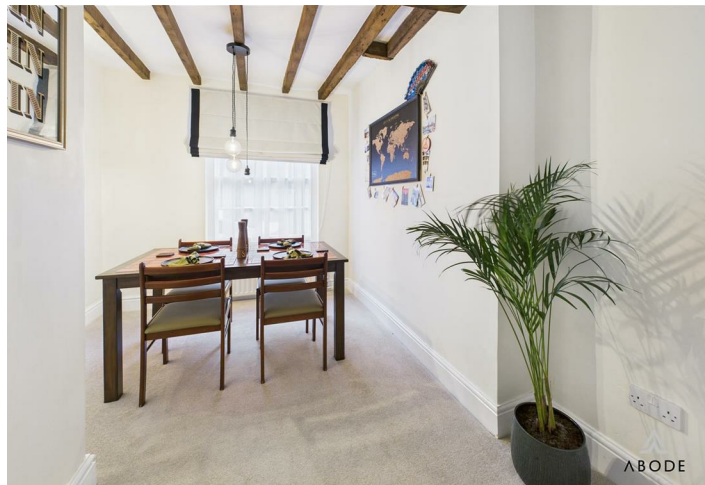
Exposed beamed ceiling, radiator and window to the front elevation.



BEDROOM 2

Exposed beamed ceiling, radiator and window to the front elevation.







BATHROOM

Panel enclose bath, separate shower, wash hand basin, low flush WC, radiator and window to the front elevation.

OUTSIDE & EXTRA INFORMATION

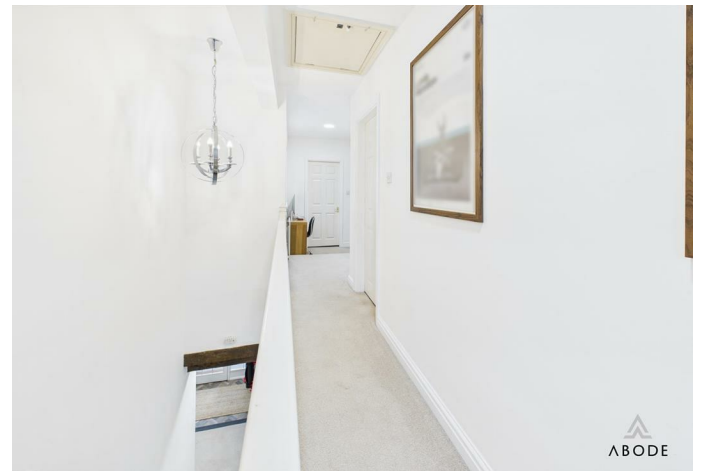
Outside offers a maintained communal garden that can be used plus an area outside the property to sit in. A great benefit to this property is there is a parking space which is unusual in the heart of Melbourne.

The property won the 1985 Melbourne Civic Society Award for the most important contribution to the conservation and environment in Melbourne and Kings Newton

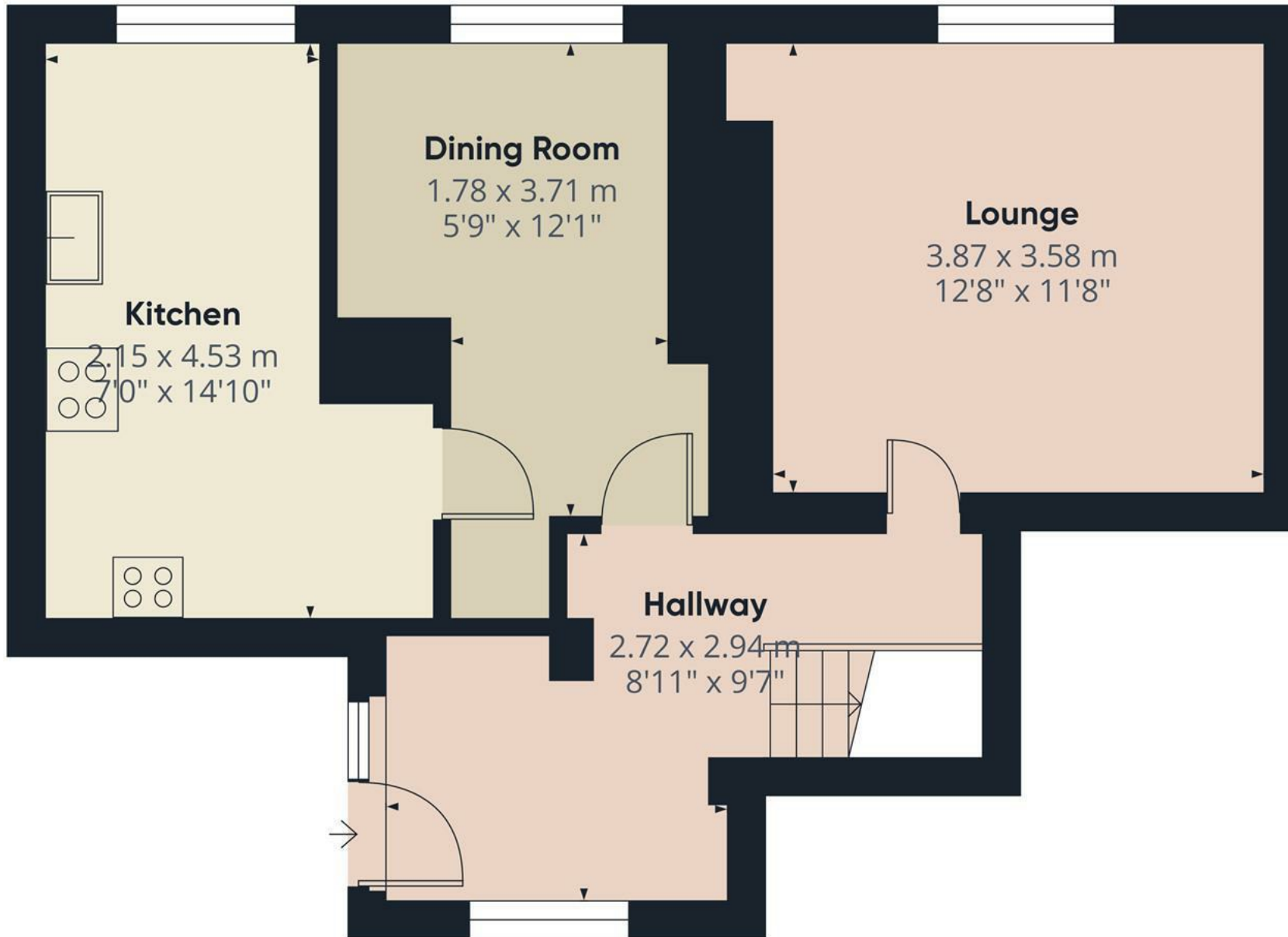
MELBOURNE

Melbourne is a picturesque Georgian market town in South Derbyshire, renowned for its independent shops, historic architecture, and strong community feel. Located near the National Forest and Donington Park, it offers a blend of rural charm and urban convenience. Key attractions include the 12th-century Parish Church, Melbourne Hall & Gardens, and the scenic Melbourne Pool.









Approximate total area⁽¹⁾

45.9 m²

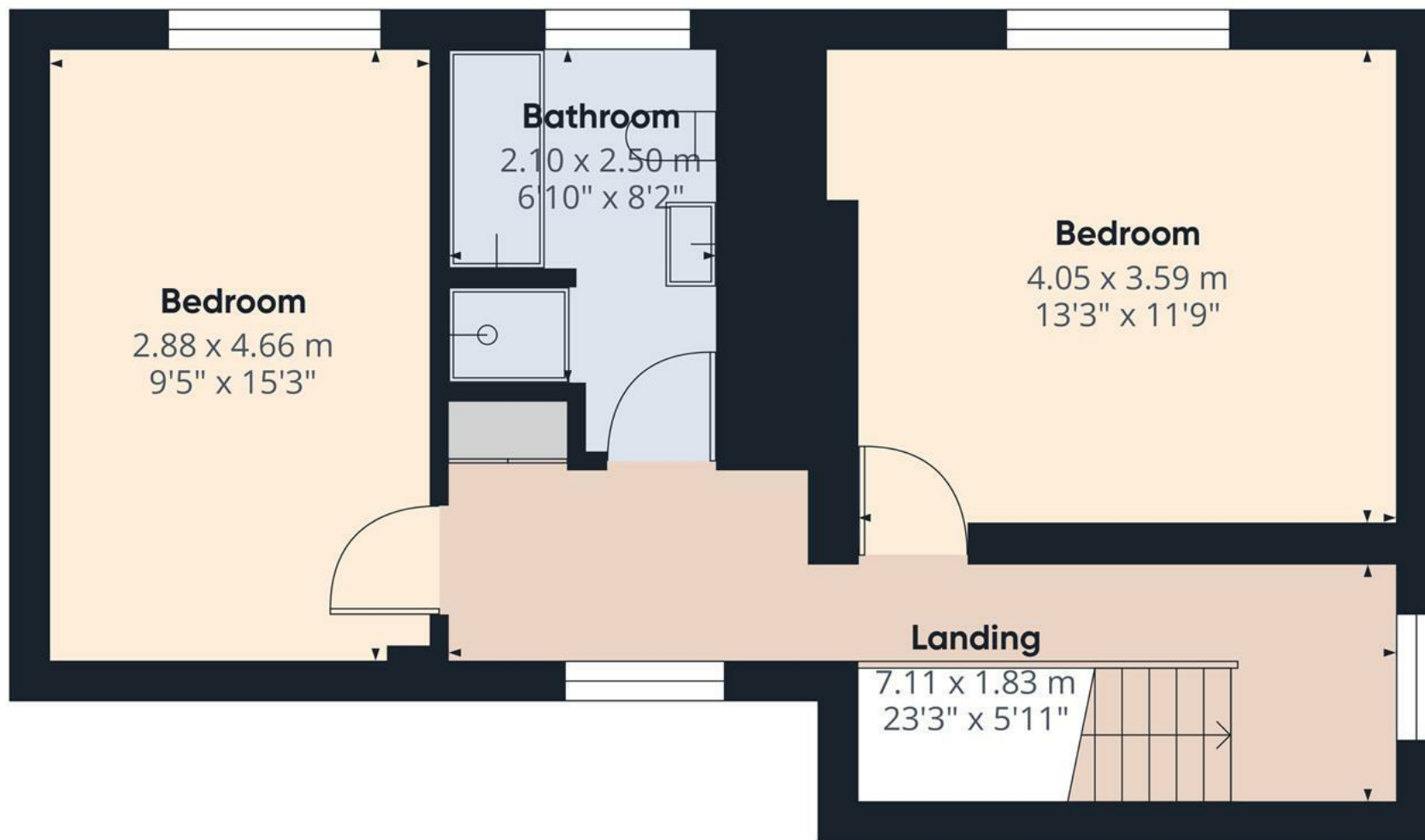
494 ft²

(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.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾

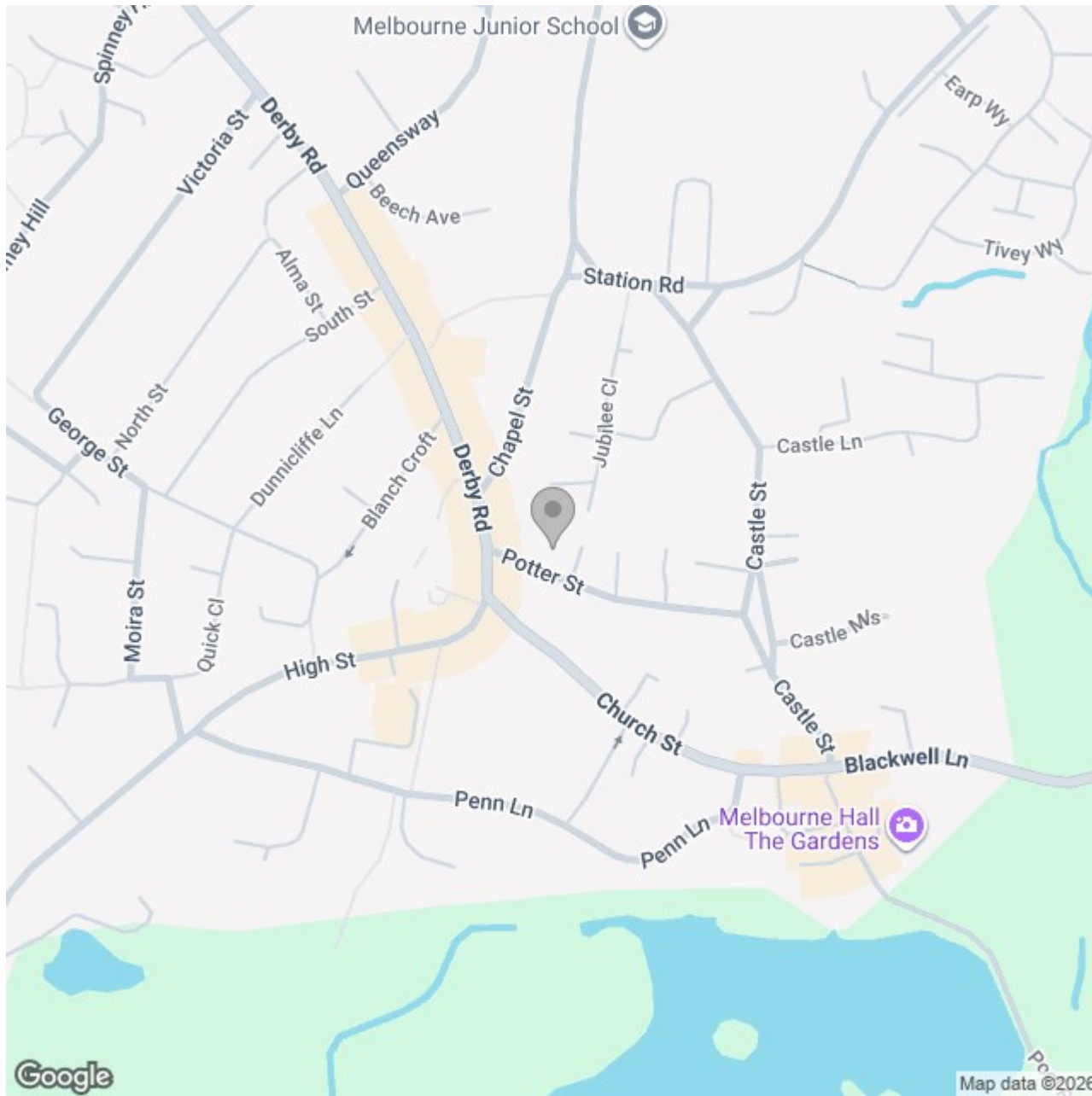
43.6 m²
469 ft²

(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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Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 