



Castle Street, Melbourne



Freehold

£189,950



### Key Features

- Spacious One-Bedroom Terrace Cottage
- Blending Period Charm with Modern Convenience
- Inviting Dining Room with Beamed Ceilings and a Brick Fireplace
- Good Sized Lounge
- Fitted Kitchen
- One Double Bedroom | Potential Second Bedroom
- EPC rating D





Welcome to Castle Street, a charming terrace cottage that effortlessly blends period allure with modern convenience. A perfect retreat for those seeking a fusion of traditional character and generous living spaces, this one-bedroom cottage is nestled just a short walk from the heart of Melbourne, Derbyshire.

Step inside to be greeted by a captivating dining room showcasing timeless features such as exposed beams and a cosy brick fireplace—ideal for relaxing evenings. The adjoining kitchen is both functional and stylish, equipped with oak-effect cabinets, a renewed oven/grill, and a freestanding washing machine, making everyday living a breeze. There is a modern gas combi boiler installed, complete with current Gas Safe Certification

The home's pièce de resistance is the expansive additional lounge, drenched in natural light from dual aspect windows, offering additional living flexibility with a ground floor bedroom.

Venture upstairs to find a spacious double bedroom and a generous bathroom complete with a corner bath and ample storage.

Outside, enjoy the shared garden space included in the sale is the plastic/composite storage shed and the potential for off-road parking. With no upward chain and priced attractively, this gem certainly won't last long. Secure your viewing today with our Melbourne team.

The charming village of Melbourne, nestled in South Derbyshire, is known for its picturesque settings and strong sense of community, making it an ideal location for those seeking a tranquil lifestyle. Located just a few miles from Derby and easily accessible from the bustling cities of Nottingham and Leicester, it offers the perfect blend of rural charm and urban convenience. With a history dating back to the Domesday Book, the village boasts a collection of well-preserved historical buildings, adding to its unique character and appeal for residents and visitors alike.

Melbourne provides a variety of local amenities and attractions suitable for all ages. The village is home to the exquisite Melbourne Hall, renowned for its stunning gardens and rich heritage. For outdoor enthusiasts, the nearby Melbourne Pool and the National Forest offer ample opportunities for walking, cycling, and enjoying the natural surroundings. In addition, the village features a vibrant selection of independent shops, quaint cafes, and traditional pubs, all contributing to a warm and welcoming atmosphere.

The favourable transport links further enhance Melbourne's appeal, making it a desirable location for commuters. With regular bus services and easy access to major road networks like the A50 and M1, residents can enjoy the peace of village life while maintaining convenient connections to larger urban centres. Families will appreciate the area's wide choice of highly regarded schools and childcare facilities, ensuring that educational needs are well catered for.

The local community in Melbourne is active and engaging, with numerous events and activities held throughout the year. From community markets and festivals to local sports clubs, there is always an opportunity to become involved and meet fellow residents. This vibrant community spirit, combined with the village's appealing setting, makes Melbourne an inviting place in which to settle and feel at home.



## ACCOMMODATION

**DINING ROOM**  
3.74m x 3.54m (12'4" x 11'7")

**LOUNGE**  
4.79m x 2.76m (15'8" x 9'1")

**KITCHEN**  
2.99m x 2.64m (9'10" x 8'8")

## FIRST FLOOR ACCOMMODATION

**BEDROOM ONE**  
3.71m x 3.54m (12'2" x 11'7")

**THREE-PIECE BATHROOM**  
2.98m x 2.64m (9'10" x 8'8")

## COUNCIL TAX BAND:-

The property is believed to be in council tax band: B

## HOW TO GET THERE:-

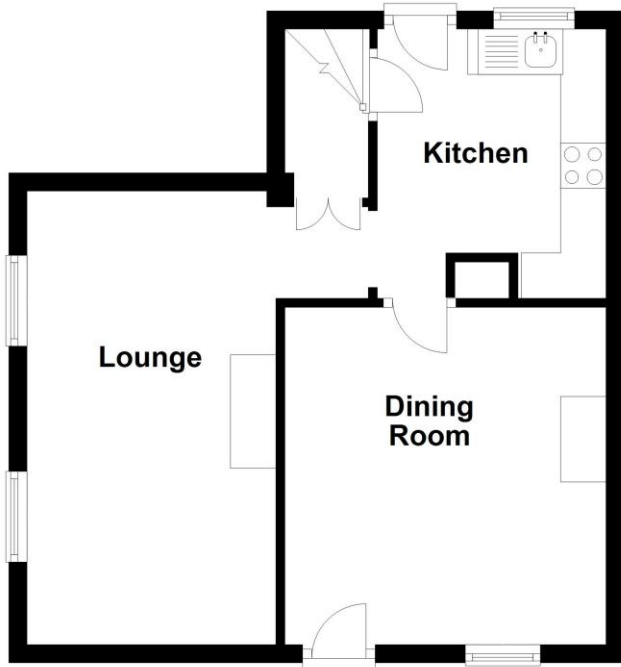
Postcode for sat navs: DE73 8DY

## PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Floorplan

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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