



Lampad Close
Melbourne Derby



Property Description

A conveniently located well presented three bedroom detached family home with off road parking, single garage & private enclosed garden. The property has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising: - Entrance hall, cloaks/w.c, L shaped lounge/diner, full width extended garden room to rear and fitted kitchen. To the first floor are three bedrooms and re-fitted shower room. Outside to the front is a block paved driveway providing off road parking leading to single garage. To the side is a paved path giving privacy and access to the well landscaped rear garden with a wealth of features which must be viewed to be fully appreciated. Melbourne itself is one of the most sought after locations within South Derbyshire, enjoying a particularly high standard of amenities and leisure facilities including pubs, restaurants, boutique shops, Post Office and doctors surgery. The A50 and M1 are readily accessible for the commuter, as is East Midland airport and Parkway railway station which offers a very regular service to London St Pancras.

Entrance Hallway

Accessed via a front UPVC double glazed wood grain entrance door with inset opaque and leaded double glazed panels and having coving to the ceiling, carpeted flooring, walls finished with dado rail, central heating radiator, carpeted stairs off to the first floor, panelled door off to: -

Cloaks/Wc

Having two piece champagne coloured suite comprising wash hand basin, low level wc, central heating radiator, laminate flooring, coving to the ceiling, UPVC double glazed wood grain opaque window to the front elevation.

Lounge/Diner

Accessed via a panelled door from the

entrance hallway to a 'L' shaped lounge/diner having carpeted flooring, feature fireplace incorporating coal effect electric fire on a marble effect hearth and backplate with decorative oak surround, coving to the ceiling, walls finished with picture rail, four wall light points, central heating radiator, two UPVC double glazed panels to the garden room giving borrowed light to the lounge/diner, timber framed door giving access to: -

Garden Room

Having dwarf brick wall, UPVC double glazed panels and windows giving super aspect over the rear garden, fitted window blinds, pitched and fully insulated, tiled roof, inset spotlights to the ceiling, ceramic tiled flooring, two central heating radiators, one fitted with a radiator cover, UPVC double glazed door to the side giving access to the rear garden.

Kitchen

Accessed via a panelled door from either the entrance hallway or the lounge having a fitted kitchen with a range of matching base and wall units, full height larder cupboard with pull out rack, full height storage cupboard, laminated work surfaces over, single drainer one and quarter stainless steel sink unit with chrome mixer tap over, eye level integrated NEFF electric fan assisted oven, four burner gas hob, extractor fan, space and plumbing for automatic washing machine and dishwasher, ceramic tiled splashback, UPVC double glazed wood grain leaded window to the front elevation with fitted window blind, ceramic tiled flooring, space for a fridge/freezer, wall mounted Glow Worm boiler providing domestic heating and hot water, UPVC double glazed stable door giving access to the side path and in turn to the rear garden.

First Floor Landing

Carpeted flooring, walls finished with dado rail, coving to the ceiling, UPVC double

glazed and leaded window to the front elevation, loft access via a fixed loft ladder to a partially boarded loft, door to airing cupboard housing the hot water cylinder and slated shelving for ease of linen storage.

Bedroom One

Having range of fitted furniture comprising wardrobes, overhead storage cupboards, two reading light points, UPVC double glazed window to the rear elevation with views over the garden, carpeted flooring, central heating radiator, coving to the ceiling.

Bedroom Two

Another double room also having fitted furniture comprising two single wardrobes to the side of the bed area, over bed cupboards, reading light point, central heating radiator, carpeted flooring, UPVC double glazed window to the rear elevation with views over the rear garden.

Bedroom Three

Having UPVC double glazed diamond leaded window to the front elevation, central heating radiator, carpeted flooring, coving to the ceiling.

Family Shower Room

Refitted shower room having double width glazed shower cubicle with a Triton electric shower over, fitted seat and shelf for products, fully tiled with a feature tile border, UPVC double glazed opaque window to the side elevation, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, matching bathroom cabinets with fitted mirror back, ceramic tiled flooring, low level wc, wall mounted chrome heated towel rail, inset spotlights, coving to the ceiling.

Outside

To the front of the property is a block paved driveway providing off road parking for two vehicles, front border inset with flowering shrubs, lantern light to the front door area, driveway continues to single integral garage

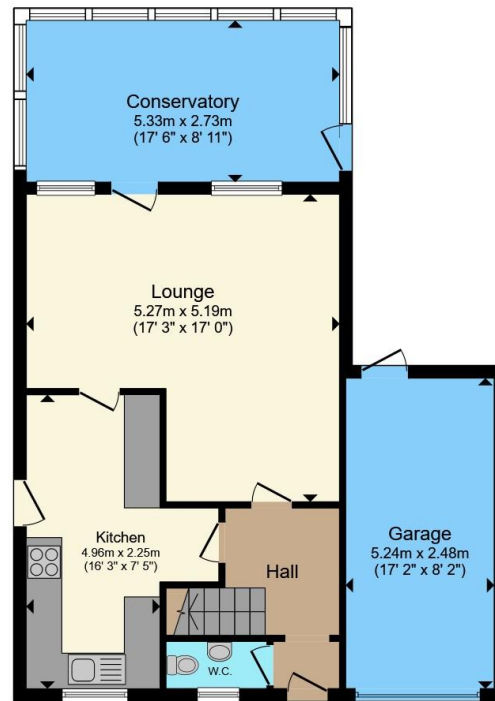
having automatic garage door with light and power and door access to the rear garden, side paved path leading to the: -

Rear garden having a wealth of features with a lawn area with rope edging, quarry tile path, various seating areas including a covered pergola, a further paved patio area, timber shed to be included in the selling price, stone edged raised border incorporating a variety of flowering shrubs including beautiful climbing roses, wrought iron archway and arch top gate again with the stunning roses climbing over, Yorkshire stone patio to the side which is to the rear of the garage offering further seating, garden lighting and a cast iron lantern light.

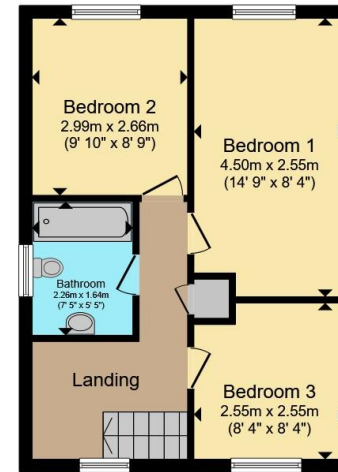








Ground Floor



First Floor

Total floor area 112.2 m² (1,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL205989 - 0007

Tenure:Freehold EPC Rating: C

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