



MELBOURNE
Sales & Lets

Main Street, Wilson, Derbyshire, DE73 8AD
£440,000

Paddock View Main Street, Wilson, Derbyshire, DE73 8AD

Nestled in the heart of the picturesque village of Wilson, this delightful semi-detached home offers both comfort and character. Located on the ever-popular Main Street, the property exudes a welcoming atmosphere with its two spacious reception rooms, ideal for both entertaining guests and enjoying quiet moments with family.

The property features three generously sized bedrooms, providing ample space for a growing family, or the flexibility to create a guest room or home office. The well-maintained family bathroom offers convenience and comfort for all.

At the heart of the home is the inviting kitchen-diner, which seamlessly flows into a spacious utility area. Additionally, there is a convenient WC on the ground floor, along with a practical heating cupboard.

One of the standout features of this lovely home is the stunning view over the open countryside at the rear, offering a peaceful and scenic backdrop. The property also presents a fantastic opportunity for further extension (subject to the usual planning permissions and consents), allowing you to tailor the space to suit your needs.

To the front, you'll find off-road parking and a neatly maintained garden that leads to the welcoming entrance hall.

Don't miss the chance to make this charming house your forever home in the award-winning village of Wilson, Derbyshire. Book a viewing today and experience the warmth and comfort it has to offer.



Tenure

Freehold

Council Tax Band

North West Leicestershire

Council Tax Band : C

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi 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 and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Melbourne Sales & Lets, 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

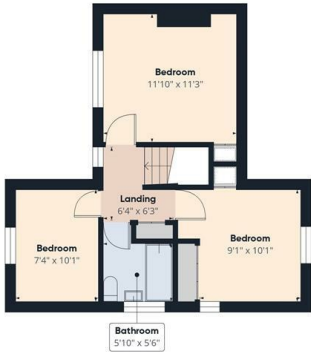
Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1026 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.

GIRAFFE 360

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
82-91% A			82-91% A		
69-81% B			69-81% B		
55-68% C			55-68% C		
43-54% D			43-54% D		
30-42% E			30-42% E		
17-29% F			17-29% F		
1-16% G			1-16% G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC