







Situated on a cul de sac location, offered for sale with no upward chain and vacant possession, this three-bedroom detached family home with off-road parking, garage and a private enclosed garden. The accommodation includes a welcoming hallway, fitted kitchen, spacious lounge/diner, conservatory, three bedrooms, and a modern shower room.

The property is entered via a composite front door into a bright hallway with staircase to the first floor.

The kitchen is well-appointed with a range of storage units, integrated appliances, under-stairs pantry, and side access door. To the rear, the lounge/diner features a gas fireplace, rear-facing window, and sliding doors opening to the conservatory, which provides a light-filled space with views over the garden.

Upstairs, the landing gives access to three bedrooms and a contemporary shower room. The main and second bedrooms are comfortable doubles, while the third offers a useful built-in cupboard.

Outside, a driveway provides space for up vehicles and leads to a integral garage with power and lighting.

Melbourne offers excellent local amenities including shops, Post Office, doctors, dentist, pubs, and restaurants, with strong transport links via East Midlands Airport, Parkway railway station, and major road networks.



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SALES & LETTINGS



## Hallway

Welcomed by a recently installed composite front entrance door, the hallway features a staircase rising to the first-floor landing, a central heating radiator, smoke alarm, and thermostat, with internal doors leading to the main living areas.

## Kitchen

A bright and well-appointed kitchen with a UPVC double glazed box bay window to the front elevation. Offering a range of matching base and eye-level storage cupboards, drawers, and display units with tiled surrounds, the kitchen is complete with integrated appliances including a stainless steel four-ring gas hob, extractor hood, oven and grill. Additional features include a one-and-a-half stainless steel sink with mixer tap, Worcester Bosch gas central heating boiler, extractor fan, plumbing and space for under-counter white goods, integrated fridge and freezer and a useful under-stairs pantry. A UPVC double glazed frosted side door provides external access.

## Lounge/Diner

This spacious reception room enjoys a UPVC double glazed window to the rear elevation and a feature gas fireplace (currently disconnected). Additional benefits include two central heating radiators, internet and telephone points, a service hatch, and sliding doors opening into the conservatory.

## Conservatory

A light-filled space with double glazed windows to all elevations and a sliding door leading directly to the rear garden, perfect for year-round enjoyment.



## Landing

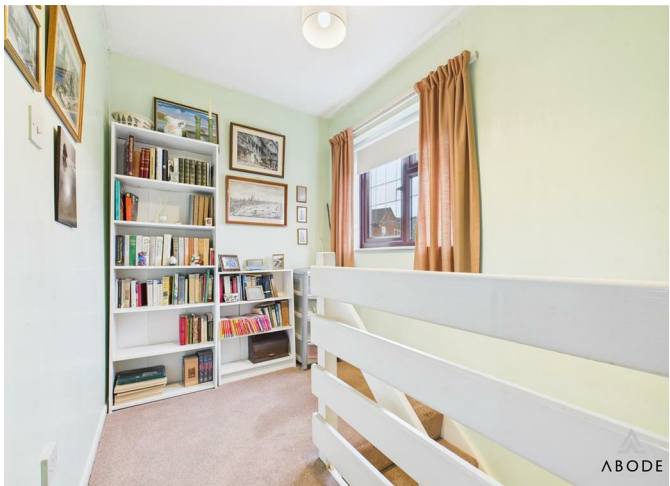
A bright landing area with a UPVC double glazed window to the front elevation, providing access to the loft via hatch. Further features include an airing cupboard housing the hot water tank, smoke alarm, and internal doors leading to all bedrooms and the shower room.

## Bedroom One

A well-proportioned double bedroom with a UPVC double glazed window overlooking the rear garden and a central heating radiator.











### Bedroom Two

Another rear-facing bedroom with a UPVC double glazed window and central heating radiator, ideal as a second double bedroom or versatile guest room.

### Bedroom Three

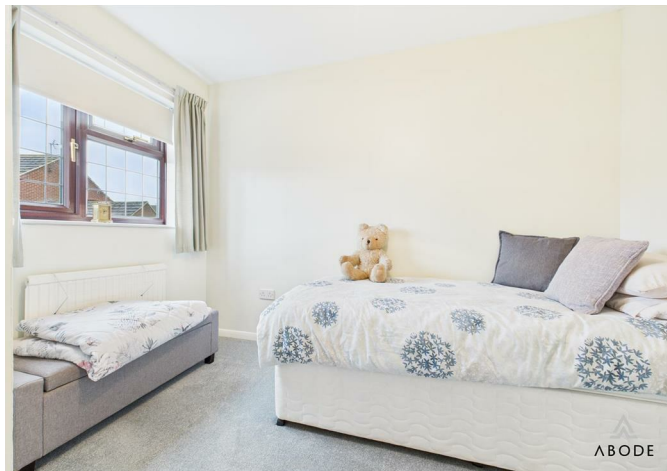
A front-facing bedroom with a UPVC double glazed window, central heating radiator, and a useful built-in storage cupboard set above the stairs.

### Shower Room

Fitted with a modern three-piece suite comprising a low-level WC, wash basin with mixer tap, and shower cubicle with tiled wall surrounds. Additional features include a UPVC double glazed frosted window to the side elevation and a chrome heated towel radiator.



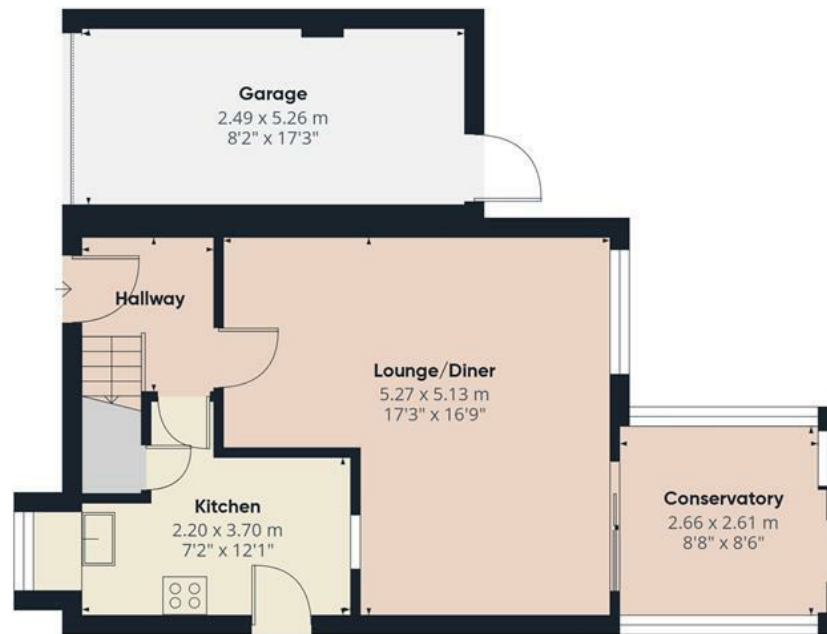












Floor 0

Approximate total area<sup>(1)</sup>

90.8 m<sup>2</sup>

976 ft<sup>2</sup>



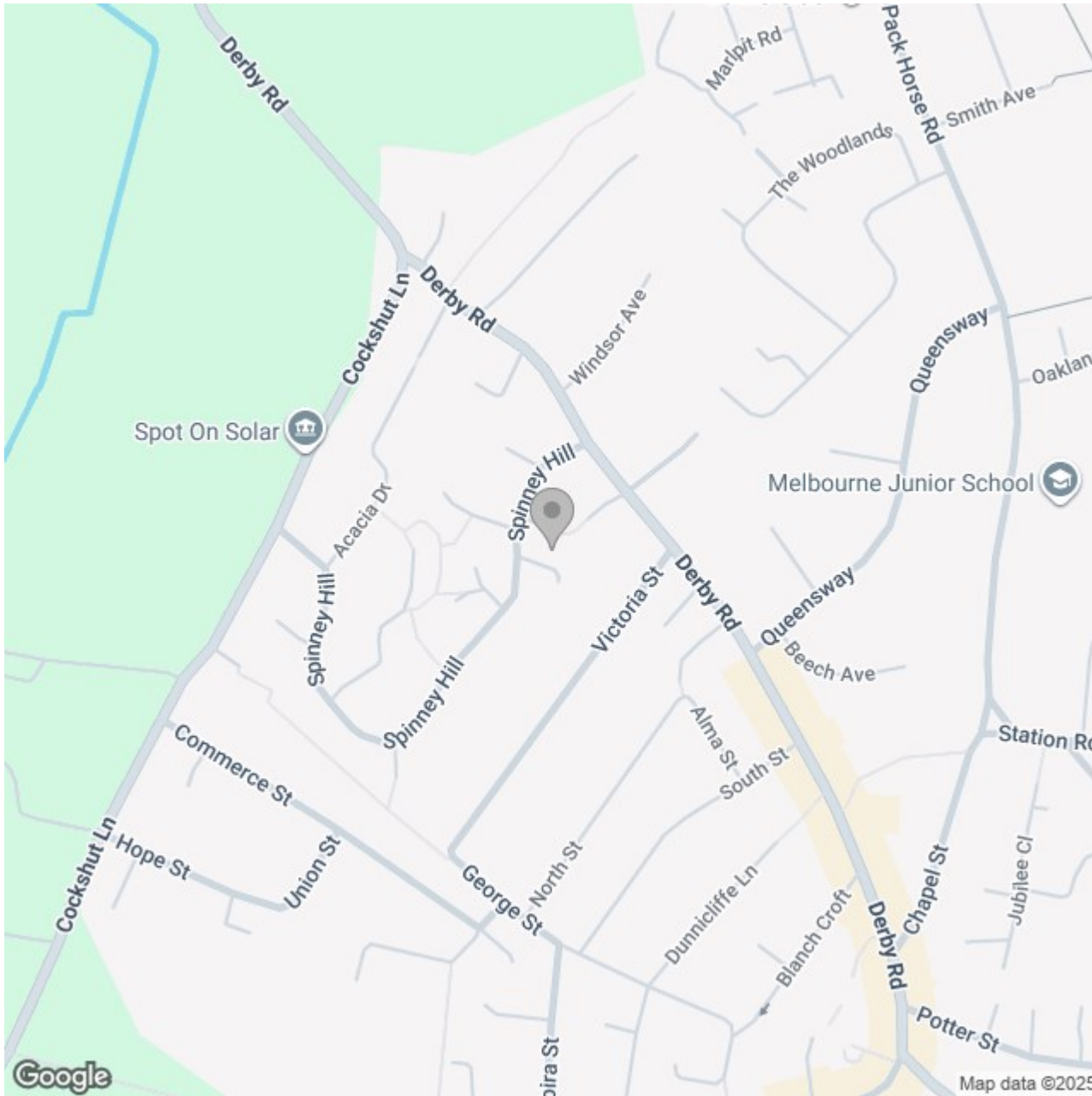
Floor 1

(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





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 