



MELBOURNE
Sales & Lets

North Street, Melbourn, DE73 8FZ
£575,000

36 North Street, Melbourne, DE73 8FZ

Calling All Residential Buyers, Investors & Developers!

Situated on a larger-than-average plot, this extended three-bedroom, three-reception room semi-detached home offers a wealth of potential—whether you're looking to renovate, extend further, or redevelop the entire plot (subject to the necessary planning permissions).

Accessed from North Street, the property opens into a spacious first reception room, which leads to the lounge (featuring stairs to the first floor), a generous kitchen-diner, an additional reception room, and a ground floor WC.

Uniquely, there are two staircases leading to the first floor—one from the lounge and a second from the third reception room, which provides direct access to Bedroom three. Upstairs, you'll find three well-proportioned bedrooms, including a remarkable primary bedroom measuring approximately 32'2" by 13'8". This main bedroom also boasts its own private balcony overlooking the expansive rear plot. A modern four-piece family bathroom completes the first floor.

Outside, the property features off-road parking at the front, with double gates opening to an extensive car standing area that can accommodate up to 5–6 vehicles, as well as access to two garages. To the left, a generous garden space with mature borders and a selection of trees provides a peaceful retreat, further complemented by a raised decking area at the rear.

This is a rare opportunity to acquire a versatile property with exceptional potential—ideal for a growing family, a savvy investor, or a developer seeking to maximise the plot's full value.

Early viewing is highly recommended to avoid missing out.



Tenure

Freehold

Council Tax Band

North West Leicestershire

Council Tax Band : B

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, 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.

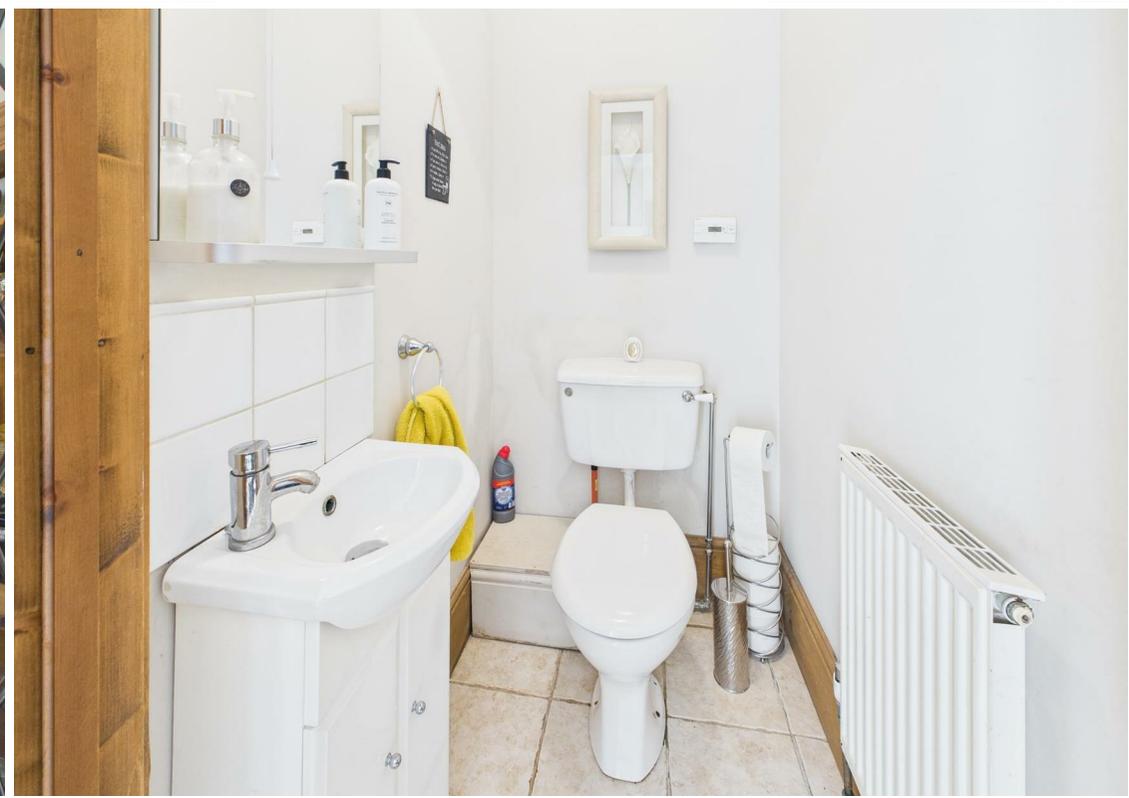
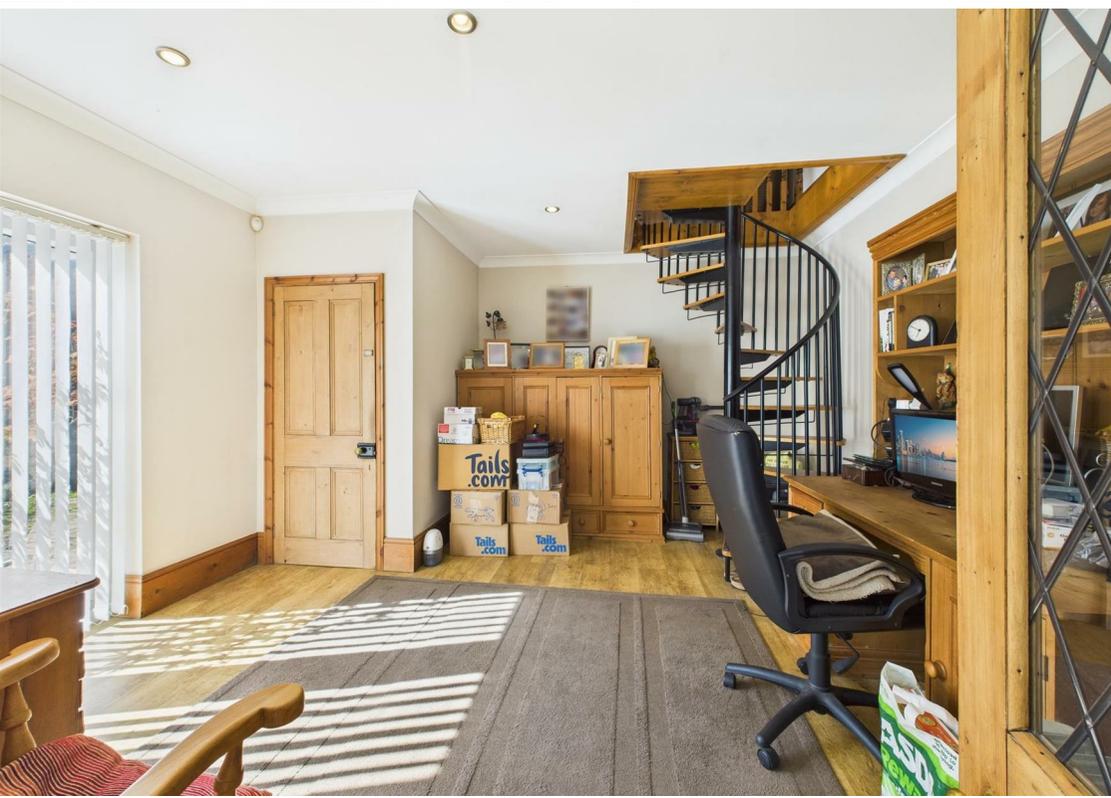
General Note

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 - 5.30pm

Saturday 10am - 3:30pm.







Floor 0

Approximate total area⁽¹⁾
1608 ft²
Reduced headroom
25 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

