

Breedon Lane

Tonge, Melbourne, DE73 8BA



Grand double fronted period home set in this sought after hamlet full of character with high beamed ceilings, original features and a generously proportioned living space which extends to 1182 sq.ft (excluding cellar). Mature gardens lie to the rear and it is offered with no upward chain.

Offers in Region of £375,000

John German

The Lord Nelson is a handsome double fronted semi detached home which has a long rich local history and at one point in its life was even the village public house. Having been in the same family for almost 60 years, this is a rare opportunity to acquire a property in this very sought after location adjacent to the popular Worthington to Melbourne pathway and cycle route, ideal for walkers and cyclists.

Enjoying a lovely semi rural location in this small hamlet of Tonge that is a short distance from Breedon on the Hill midway between Ashby de la Zouch and Melbourne, and just off the A453 road to Castle Donington. It has good access to the A50, M1 and M42 making it within easy reach of many towns and cities alongside Nottingham's East Midlands airport.

The property sits back from the lane behind a feature boundary wall. A white picket gate opens to a small fore garden that leads you through to a tall half glazed entrance door. Step inside a through reception hallway with a high beamed ceiling, an original quarry tiled floor underfoot and accommodation arranged around. To your left is a cosy sitting room with a feature fitted cupboard, beams, fireplace and front facing sash window.

On the right of the hall is a large dining room once again full of similar character features plus a log burning stove set within a large focal point fireplace. Adjacent to this room is the kitchen that subject to the usual regulations could be opened up into one large open plan social living kitchen and dining room. Leading off the kitchen a latch door offers access down to the twin barrelled cellars below with original brick thresholds. Lastly there is an enclosed rear hall/boot room with door leading out to the rear garden.

Climb the winding stairs to the first floor and leading off a great sized landing you will find three excellent double bedrooms, the principal of which is an amazing 16'5" x 13'8" in size. Both bedrooms one and two have feature fireplaces and last but not least is the refitted luxury shower room which has a large enclosed shower with rainfall shower head and second handheld shower, a WC and beautiful vanity unit with inset sink and storage cupboard below.

Outside the gardens to the rear are laid mainly to lawn flanked with mature trees and shrubs. Lying next to the rear hall/boot room there is an open yet covered archway set into the building which could be incorporated into the main house. A shared pathway leads past Railway Cottage and around to the front elevation.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.nwleics.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27032023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



John German
63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824
ashbysales@johngerman.co.uk

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