



Main Street

Kings Newton, DE73 8BX

Offers In Excess Of £325,000

- Charming Cottage
- Beautifully Presented
- Full of Character
- Nearly 1,000 Sq Ft
- Single Garage
- 2 Double Beds
- Luxury Bathroom
- 2 Reception Rooms



Little Waddy Cottage, is a delightful 18th Century two double bedroom end of terraced cottage, which occupies a wonderful position, quietly tucked away on a private lane in the heart of Kings Newton. Deceptive by its appearance, the cottage certainly packs a punch, approaching 1,000 sq ft of versatile living space, the cottage has undergone a careful program of modernisation by the current owners, careful to protect the period integrity, yet successfully blending in the old with the new, creating a super cottage that's the perfect rural retreat.

With a warm welcoming dining hall, that greets you as you enter, you are instantly captivated by the charm & character, a versatile room that links in perfectly both the lounge and kitchen. The lounge offers quiet relaxation, a bright room characterised by the fireplace, whilst the bespoke kitchen, enjoying a range of hand painted shaker style units is the perfect entertaining space, with solid wood worktops, a deep Belfast sink, induction hob & built in oven, completing the

ground floor is the useful utility room and cloakroom/wc. On the first floor are two great double bedrooms, with the main bedroom enjoying freestanding wardrobes, the main bathroom enjoys a luxury four piece suite.

Approached off Main Street, there is both pedestrian and vehicular access to the front leading to the good sized single garage, being at the end of a row of 3 garages with parking also directly in front. There is a small low maintenance courtyard style garden to the rear and side, providing the perfect entertaining area.

Occupying a great position in the small rural and historic hamlet of Kings Newton with a great local pub the Hardinge Arms around the corner and situated on the fringe of Melbourne village centre, just off Station Road, you can certainly embrace the unique lifestyle that living in Melbourne offers. Just minutes from all the wonderful shops, boutiques and deli's, you are spoilt for choice and a leisurely stroll at

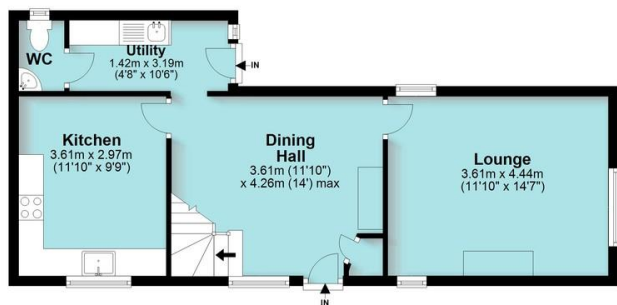
the weekend is a popular pastime particularly Melbourne Hall grounds, vibrant pubs and restaurants are at the heart of the village, excellent village primary school and local bus services into Derby city centre. Melbourne also boasts a strategic location close to the midlands motorway network with J24 of the M1, M42, A50 linking perfectly, East Midlands airport is a stonethrow away and east midlands parkway railway station on the A453 providing swift access into London.

TENURE The property is Freehold

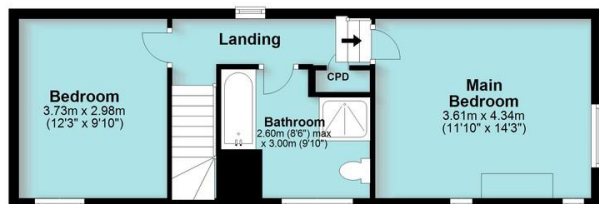
COUNCIL TAX The property is in Band D



Ground Floor



First Floor



Total area: approx. 90.9 sq. metres (978.2 sq. feet)

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements