



Valley View  
Penn Lane  
Melbourne  
DE73 8EQ

Offers In Excess of  
£1,200,000

Located in a PRIME POSITION off a private drive on PENN LANE commanding far reaching views, is this distinctive 3,000 sq ft 6-bedroom, 4 bathroom detached home with a STYLISH & BEAUTIFULLY PRESENTED open plan interior offering VERSATILE FAMILY LIVING with wonderful grounds including a stone-built summer house.



# Property Features

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- Distinctive Home
- Outstanding Views
- Versatile Living
- Stylish Interior
- 3,000 Sq ft
- 6 Bedrooms
- 4 Bathrooms
- Fitted Kitchen
- Landscaped Grounds
- Double Garage

## Full Description

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Boasting a prime location on Penn Lane, within the conservation area in the heart of the village, quietly tucked away off a Private Drive with far reaching views over open countryside, this distinctive 6-bedroom, 4-bathroom home offers wonderful open plan family living with over 3,000 Sq ft of living space over 3 floors.

With a stylish open plan contemporary finish the property has been the subject of an extensive program of modernisation by the current owners, successfully blending in the requirements of modern-day family living, creating a luxurious, meticulously presented interior of style and sophistication, complemented by wonderful grounds including a walled garden with a period stone built summer house and a pergola with Hot Tub.

Internally the property is arranged over three floors, offering great versatility enjoying an open plan ground floor living area, designed with family entertaining in mind, with a

wonderful living kitchen and a fabulous balcony taking advantage of the fine views, the lower ground floor offers numerous opportunities with the large open plan bedroom and living area. In total there are 6 bedrooms, 2 with en-suite bathrooms plus 2 additional bathrooms.

The grounds have been carefully landscaped including a walled front garden with direct access onto Penn Lane and to the rear a sweeping driveway to the integral double garage.

Situated right in the heart of Melbourne's historic quarter, the location offers perfect access to the village's unique lifestyle. Just seconds from a variety of independent boutique shops, delicatessen's and local amenities you are spoilt for choice. A leisurely stroll through Melbourne takes in the vibrant pubs and restaurants which makes the village unique and highly desirable as a family residence. Melbourne Hall and Pool is located within a stone's throw of Valley View and the village primary school is within easy walking distance.

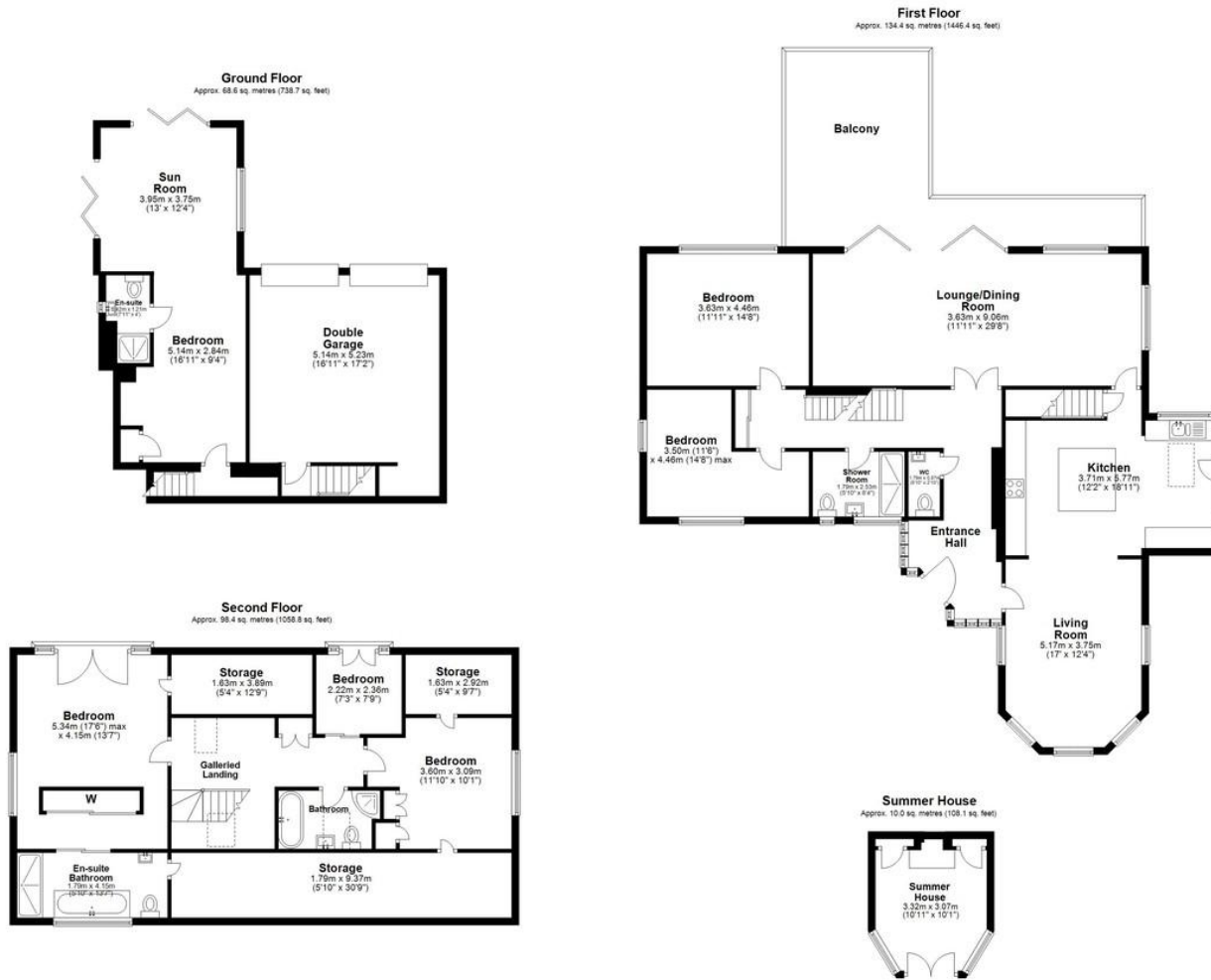
Melbourne also boasts a strategic location near to the midland's motorway network with J23a & J24 of the M1, M42, A50 linking perfectly. East Midlands Airport stands within easy reach and East Midlands Parkway railway station, providing swift access into London is just a car journey of 20 minutes from the property

**TENURE** The property is Freehold

**COUNCIL TAX** The property is in Band G







Total area: approx. 311.4 sq. metres (3351.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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