



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
69	83
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
67	80
England, Scotland & Wales	
EU Directive 2002/91/EC	

Directions

From the offices of Hannells Estate Agents in Chellaston, turn right onto High Street. At the traffic lights turn left onto Swarkestone Road. At the A50 roundabout, take the second exit signposted Melbourne. Follow this road for some time, passing over Swarkestone Bridge. Continue to follow this road until taking left hand turning onto Main Street. At the painted roundabout turn right onto Pack Horse Road and turn left at the cross roads onto Station Road. Continue for sometime until the reaching the property which can be located on the right hand side.

Viewings Strictly By Appointment Only



View this property

Get in touch and one of our expert agents will arrange to give you a full tour of this superb property

www.hannells.co.uk
enquiries@hannells.co.uk
 Registered number: 4865503

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

222a Station Road, Melbourne, DE73 8BQ | **Freehold £250,000**

This stunning home has recently been refurbished to the highest of standards and combines character features with a modern interior. With two double bedrooms, en-suite, fitted kitchen and modern bathroom along with patio garden and off road parking, it simply must be viewed!

- RECENTLY CONVERTED SINGLE STOREY TWO BEDROOM HOME
- SPACIOUS LOUNGE AND FITTED KITCHEN
- TWO DOUBLE BEDROOMS AND EN-SUITE SHOWER ROOM
- MODERN FITTED BATHROOM
- PATIO GARDEN AND OFF ROAD PARKING



Part of the Hannells Group, winners of an International Property Award 2014 - 2015
 Derby Telegraph Business Awards Finalists 2014



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Our View

Hannells are delighted to offer for sale this stunning converted period property located in the most sought after market town of Melbourne. The property has recently been converted from the period barn style building and retains the stunning high ceilings and beautiful revealed character beams throughout. The property has been finished to exacting standards with the use of high quality fixtures and fittings and benefits from uPVC double glazing and gas central heating by way of a combination boiler. The accommodation in brief comprises: Living room featuring a beautiful log burning stove and opening out to a beautifully fitted kitchen, two double bedrooms, master en-suite with a walk in shower and a fully fitted modern bathroom. The property has beautiful finishing touches throughout including solid Oak internal doors with chrome furniture, chrome sockets and LED lighting which complement the high ceilings and revealed beams perfectly. The accommodation is serviced by an enclosed patio garden with gated access and has the added benefits of two parking spaces. Located close to beautiful open countryside and within a short distance of all local amenities, this really is a property that must be viewed. Offered for sale with no upward chain.



Lounge: 14' 8" x 11' 6" (4.47m x 3.50m) Min

Having uPVC double glazed French doors to the patio garden, radiator, feature revealed beams, television point and LED spot lights. The lounge area features a beautiful feature log burner creating a stunning focal point.

Kitchen: 9' 1" x 7' 10" (2.77m x 2.39m) Max

Open to the lounge and having two double glazed Velux windows, a range of modern wall, base and drawer units, roll edge laminate work tops and matching upstands, inset one and a half bowl ceramic sink and drainer with mixer tap, integrated electric oven, integrated electric touch control hob with cooker hood over, washing machine, space for fridge and freezer, LED ceiling lights and LED plinth lighting.

Inner Hall:

Having solid Oak doors giving access to the bathroom and a built in storage cupboard housing a wall mounted combination boiler.

Bedroom One: 11' 0" x 8' 9" (3.35m x 2.66m) Min Plus Door Recess

Having uPVC double glazed French doors to the patio garden, built in double wardrobe, feature revealed beams, double glazed Velux window, radiator, television point and LED ceiling lights.

En-Suite Walk In Wet Room:

Having a wall mounted hand wash basin, low level W.C, direct shower over and full tiling.

Bedroom Two: 12' 10" x 10' 10" (3.91m x 3.30m) Max

Having uPVC double glazed French doors to the patio garden, radiator, revealed beams, television point and LED ceiling lights.

Bathroom:

Having a high level glazed internal window, vanity unit housing a hand wash basin and concealed cistern W.C, panel sided bath with mixer tap and direct shower over, half height tiling with full tiling to the bath, tiled flooring, chrome heated towel rail and LED ceiling lights.

Outside:

The property is serviced by an enclosed patio garden with gated access and has the added benefits of two parking spaces.



222a Station Road, Melbourne, DE73 8BQ

