

# MELBOURNE

## Sales & Lets



## 28 Main Street, Kings Newton, Derbyshire DE73 8BX

### £1,600 PCM

Located in the charming village of Kings Newton, North View is soon to unveil a delightful three-bedroom cottage that is sure to captivate your heart spanning over 1722ft<sup>2</sup>. This quaint property boasts two reception rooms, ideal for entertaining guests or simply unwinding after a long day. The property is a 10min walk to village amenities, 5min walk to primary school, 5min walk to the Cloud Trail cycling path and also has no chain.

As you step inside, you are greeted by a welcoming reception room, leading you to a cosy lounge complete with a charming log burner. The breakfast kitchen is a chef's dream, offering a space to create culinary delights, while the conservatory provides a tranquil spot to enjoy your morning coffee.

Venture upstairs to discover three generously sized bedrooms, each offering a peaceful retreat for relaxation. The four-piece bathroom suite exudes a sense of luxury, promising a soothing escape.

Externally, the property features off-road parking and a well-maintained rear garden, accessed through double gates for added privacy and security. Imagine summer barbecues or simply basking in the sun in this delightful outdoor space.

Conveniently located just a short drive away from local amenities, Melbourne, and East Midlands Airport, this cottage presents a perfect blend of rural tranquillity and modern convenience.

Unfurnished.

Don't miss the opportunity to make this charming cottage your new home.



## Lettings Advert Footer

EPC Grade: D

Council Tax: Your property is in Council Tax Band: E

Please note that a guarantor may be required in some circumstances.

### Application Process

Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £369.23

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

### Payment Amount

Security deposit £1846.15

First month's rent £1600.00

Less holding deposit £ 369.23

Total payable £3076.92

If you have any questions, please do not hesitate to contact us.

Disclaimer: These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Prospective tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.

