



READINGS

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2 Chapel Lane

Gaddesby, Leicester, LE7 4WB

£410,000



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E

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Situated in this sought after Wreake Valley village, a charming period cottage built of brick elevations beneath a Swithland slate roof. With gas central heating this delightful cottage offers spacious accommodation with many period features including beams and feature Inglenook fireplace. In brief it offers a large breakfast kitchen with oak units and granite worksurfaces, Aga and walk in pantry. The dining room has stairs to the first floor and also provides access to the sitting room with Inglenook fireplace and multi fuel stove. To the first floor there are three spacious bedrooms and a large four piece bathroom with cast iron roll edged bath. A walled cottage garden to the front offers potential for off road parking subject to the usual consents, and provides a delightful outlook over adjacent countryside.

Gaddesby is a particularly unspoilt, leafy village with many attractive cottages and houses, a renowned local primary school, popular public house and village Church. A conservation village, Gaddesby is situated between Leicester and Melton Mowbray, on the edge of the Wreake Valley, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned, as well as Nottingham, the market towns of Oakham, Uppingham and Loughborough and the adjoining Charnwood Forest with its many scenic countryside walks.



Kitchen

19'5" x 15'0" max (5.92m x 4.58m max)

Farmhouse style kitchen with Belfast sink set in a range of quartz work surfaces with drainer, quartz splashbacks, oak base and wall mounted units, double glazed windows to the front and side, appliances including ceramic hob with extractor fan and electric double cooker, gas fired Aga, plumbing for a dishwasher and washing machine, heavily beamed ceiling, doors to the dining room and a walk in pantry.

Dining room

13'9" x 12'2" (4.21m x 3.72m)

Stairs to the first floor, radiator, ceiling beams, double glazed window to the front, door to the sitting room.

Sitting room

14'1" x 13'2" (4.30m x 4.03m)

An inviting room with stripped wooden flooring, ceiling beams, double glazed window to the front, feature Inglenook fireplace with multi fuel stove and stone hearth, radiator.

Landing

Radiator, airing cupboard housing hot water cylinder, double glazed window to the rear, doors to the bedrooms and bathroom.

Bedroom one

16'10" x 15'1" (5.14m x 4.60m)

Large bedroom with double glazed window to the front, two ceiling beams, radiator.





Bedroom two

15'5" x 8'2" (4.70m x 2.51m)

Double bedroom with radiator, double glazed window to the side, ceiling beams, double wardrobe.

Bedroom three

11'1" x 8'9" (3.39m x 2.69m)

Another spacious bedroom with a radiator, double glazed window to the front, ceiling beam, loft access, wardrobe.

Bathroom

10'9" x 10'7" (3.30m x 3.25m)

Comprising low level WC, pedestal wash hand basin, large shower cubicle with glass brick wall, roll edged cast iron bath with ball and claw feet, ceiling beam, double glazed window to the front, towel radiator, fitted cupboard, part tiled walls.

Outside

The walled garden is to the front of the property and is of a good size with many shrubs, plants and trees, sun terrace and further patio area with covered brick built bike/log store.

Property Information

Tenure: Freehold

Local Authority: Melton

Within Gaddesby Conservation Area

Council Tax Band: E

Type of Construction: Brick with Swithland slate roof

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

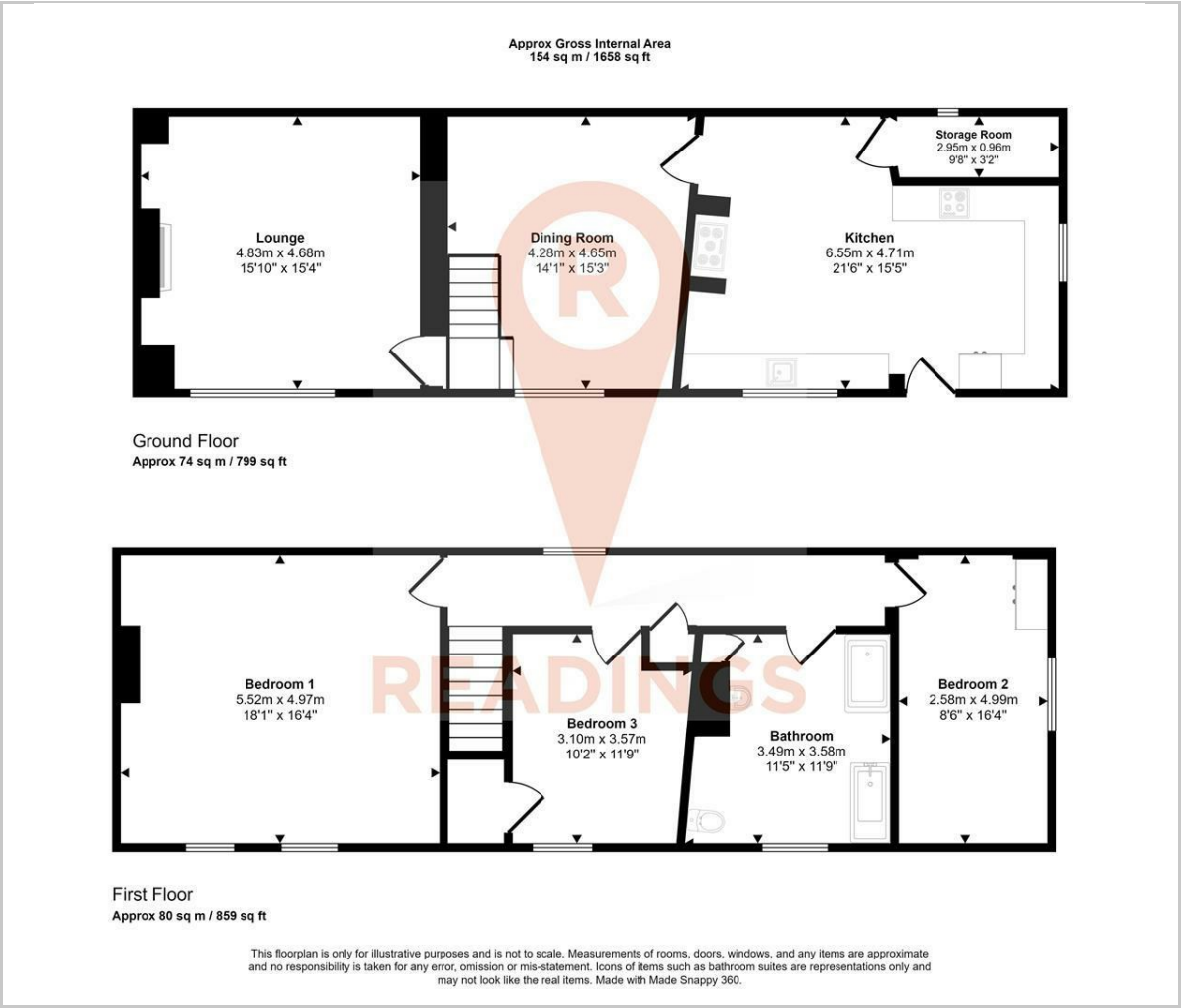
CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

