



Barrow Crescent, Gaddesby, LE7



£350,000



Key Features

- Three Bedrooms (Master With En-suite)
- Cul De Sac Location
- Extended Family Home
- Sought After Village
- Utility Room & Ground Floor WC
- Landscaped Rear Garden
- EPC rating C
- Freehold





Extended to the side, fall in love with this contemporary styled and enlarged three bedroom semi detached home situated within arguably one of Melton's most desirable villages. Benefiting from gas central heating and double glazing, the layout includes an entrance hallway, lounge with half bay and media wall, with open access through to the kitchen diner, conservatory, utility room and WC. Upstairs you will find three bedrooms (the master benefiting from having an en-suite shower room) and a contemporary styled bathroom. The plot offers parking to the front, with a landscaped rear garden. Occupying a family friendly cul de sac position, an early viewing is highly recommended.

Ground Floor

Upon entering the home, you're welcomed into an entrance hall featuring a staircase to the first floor, built-in storage, and access to the kitchen.

The kitchen is fitted with modern units, Zenith resin worktops, an integrated fridge, freezer, dishwasher, a double gas hob with extractor hood, and an inset sink and a half. Wood-effect flooring flows through to the spacious reception room, which boasts a feature media wall with an inset electric fireplace. The conservatory adds valuable additional living space, with doors opening out to the rear garden. A separate utility room offers further storage and appliance space, along with access to a convenient guest WC.

First Floor

Moving upstairs you will find three bedrooms, the refurbished master bedroom benefiting from having built in wardrobes and a feature panelled wall as well as access to it's own en-suite fitted with a shower cubicle, wash hand basin and WC. The family bathroom completes the first floor and is fitted with a three piece suite comprising a bath with shower fitment, WC, wash hand basin, heated towel rail, laminate flooring, velux window and built in storage.

Outside

Occupying a tucked-away cul-de-sac position, the property benefits from a driveway providing off-road parking. Gated side access leads to a low-maintenance rear garden, featuring a decking area ideal for outdoor seating and entertaining, a synthetic lawn, and fenced boundaries for privacy.

Location

Gaddesby is a vibrant village renowned for its charming properties, many of which boast historical and architectural significance. The village benefits from a well-regarded primary school, a welcoming church, and a traditional public house, fostering a strong sense of community. Residents enjoy convenient access to employment hubs and amenities in Leicester, Loughborough, and Syston, covering most everyday needs. The area is also served by excellent local schools, including Oakham School, which offers a dedicated mini-bus service from Gaddesby, making it an attractive choice for families.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Melton - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Referrals

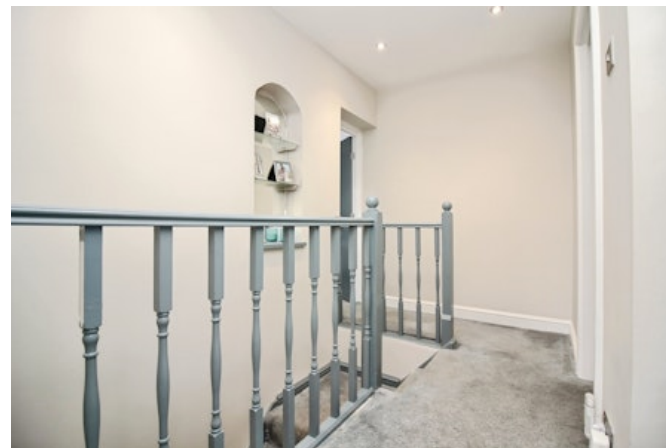
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase,



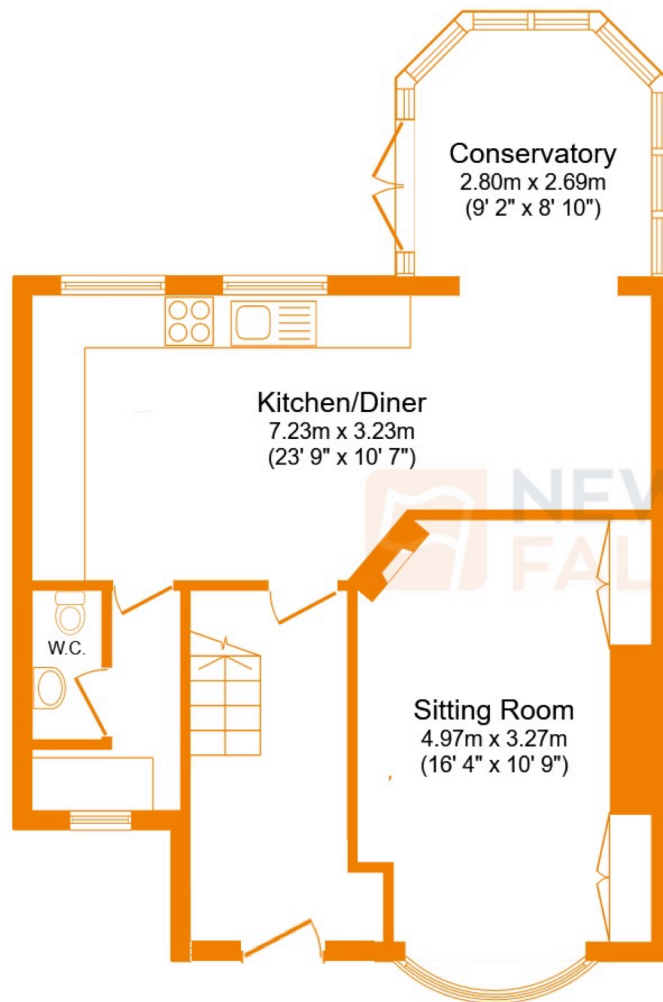
we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

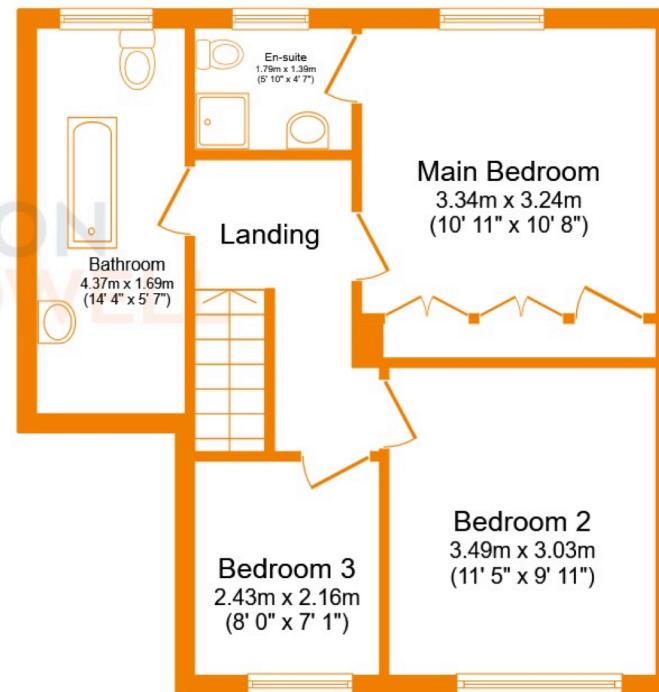
If you have a house to sell then we would love to provide you with a free no obligation valuation.



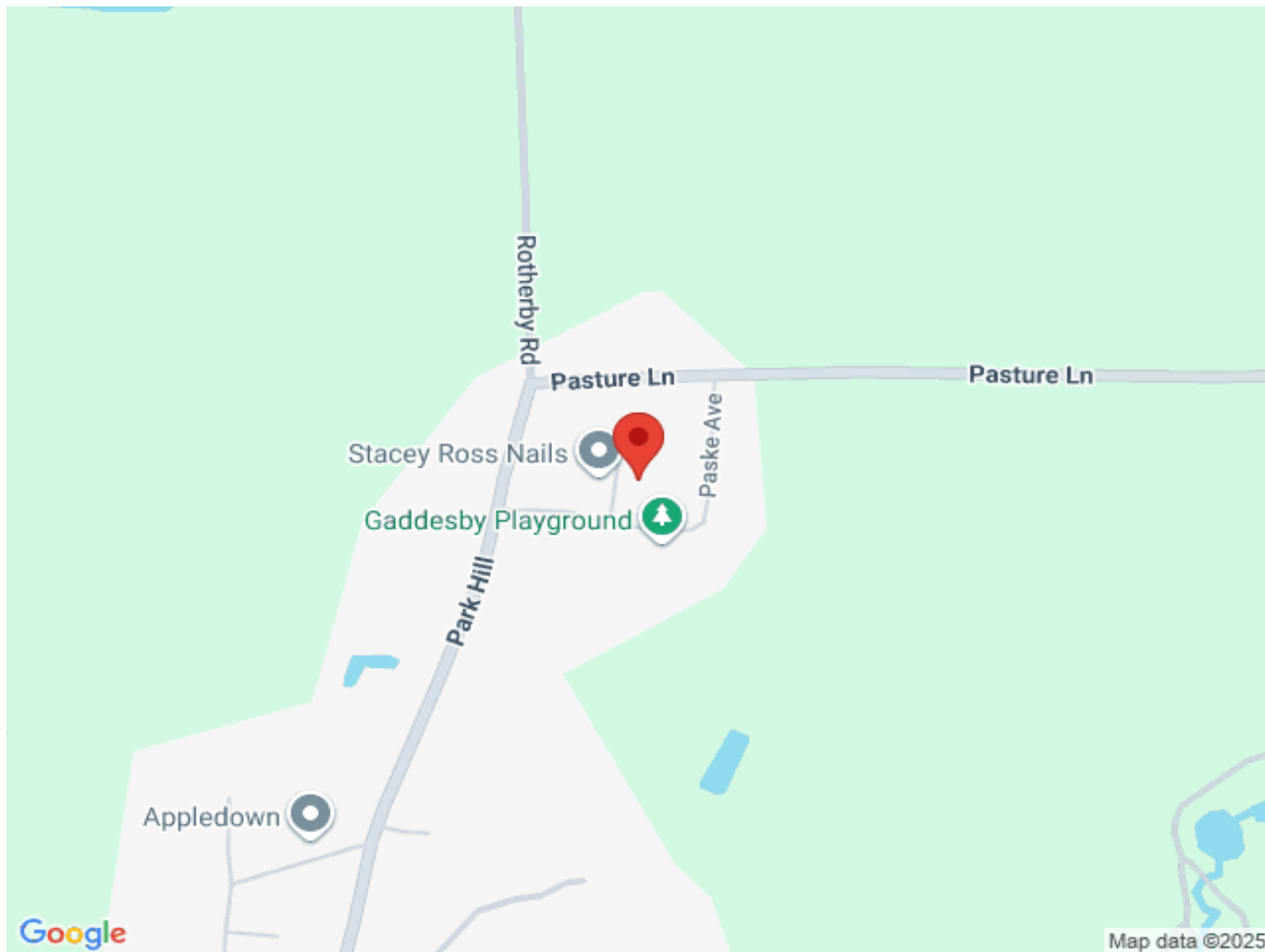




Ground Floor



First Floor



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