



Appledown  
Cross Street, Goddesby

# Appledown

## Cross Street, Gaddesby

- Superb Individual modern detached home
- Constructed by the builder developer owner 16 years ago
- Generously sized, established plot
- Semi-open plan layout with quality specification
- Desirable central village location
- Three reception rooms, Four bedrooms
- Large open plan living/dining kitchen
- Approved planning for a ground floor extension for an office and carport
- Driveway, off road parking, garage, and superb rear garden
- EPC Rating C / Council Tax Band E / Freehold

### General Description

An attractive detached modern home which was designed and built by the vendor circa sixteen years ago. Set well back from the road and enjoying a prime central location in the heart of this desirable, thriving village.

The property has been finished to a high specification with a quality finish and attention to detail. With an appealing internal layout based around a large open plan living/dining kitchen, the balanced accommodation may well suit a family or a couple who like to entertain.

Externally, the property offers a large driveway with off road parking for several vehicles and a detached brick garage. There is gated access to the superb enclosed rear garden which enjoys excellent privacy and offering a large patio, raised lawn and seating areas.

### Planning

The property has current planning permission which was granted in 2021 ref PP09765984v1VEC for a ground floor extension to create an office and double car port.

Full drawings and further information can be provided on application.

### Location

Gaddesby is an attractive, desirable village which enjoys peaceful surroundings, open countryside yet with all the convenience of transport links and amenities close by.

There is a village primary school and pre-school, Great Dalby School is only ten minutes away by car.



Commuters are well served for travel to nearby Melton Mowbray, Loughborough, Nottingham, and the city of Leicester just 8 miles away. All with easy access to arterial road and rail links including the M1 and A46. The East Midlands Airport is only a 25-mile drive away.

Enjoy supper out at one of a number of local pubs, including The Cheney Arms in the village whose food comes well recommended.

#### Accommodation Summary

Ground floor: Entrance porch, entrance hallway, cloakroom/w.c, utility, living/dining kitchen, sitting room, garden room.

First floor: Galleried landing, Main bedroom with ensuite, three further bedrooms, shower room

Outside: Driveway with parking for several vehicles, detached garage, beautiful private enclosed rear garden

#### Viewings

Viewing by appointment only through the sole selling agent, Alexanders of Melton Mowbray 01664 896332.

#### Tenure

Freehold.

#### Services

We are advised that mains electricity, water and drainage are connected, and oil-fired central heating via a combination boiler.

#### Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. (Tel: 01664 502502). Council Tax Band: E

#### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

#### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 1836 sq.ft. (170.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.