

# Alexanders



The Paddock  
Pickwell





Alexanders

# The Paddock

## Pickwell

- Small development on the edge of the village
- Spacious accommodation
- Three good sized bedrooms, one with an en suite
- Inviting kitchen / dining room
- Inviting entrance hall and cloakroom
- Living room, with French doors onto the garden
- Character stone built
- Air source heating, over 3-year LABC warranty
- EPC Rating D / Council Tax Band C / Freehold

### General Description

An attractive three-bedroom stone built, spacious home situated on this exclusive small development on the edge of the village built to a high standard, the accommodation on offer will not disappoint.

### Accommodation

Entrance hall, cloakroom, living room, study, open plan kitchen / diner, three double bedrooms, a family bathroom and an en suite. To the outside, there is parking to the front of the property accessed from the main gravel entrance, the rear gardens are fully enclosed with a patio area and garden laid to lawns.

### Location

An unspoilt small village close to the Leicestershire/Rutland border. The village centres around an ancient ironstone church. Local shopping and schooling facilities are available in nearby Somerby and the market towns of Oakham and Melton Mowbray from which the village is roughly equidistant. Fast commuting is available across country to Leicester, the A1 to the East affording fast access to North and South.

### Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands.





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### Tenure

Freehold.

### Services

We are advised that mains, electricity, water and drainage are connected.

The property is serviced by air source heat pump.

### Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH (Tel: 01664 5025) Council Tax Band C.

### 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

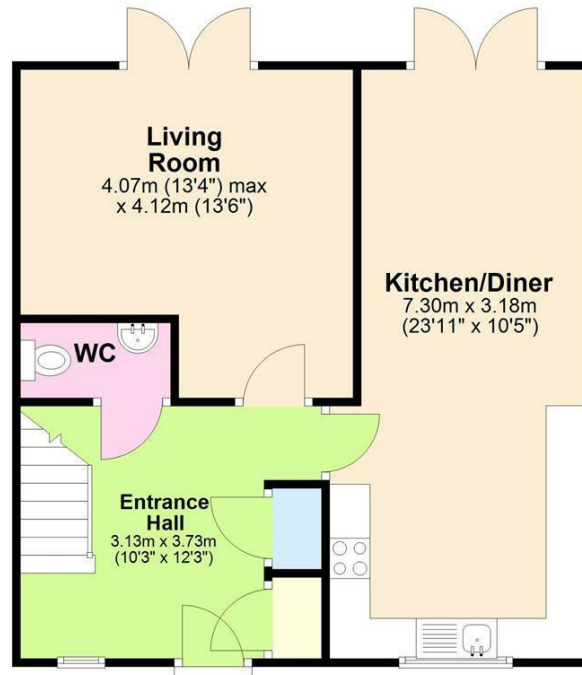
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being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





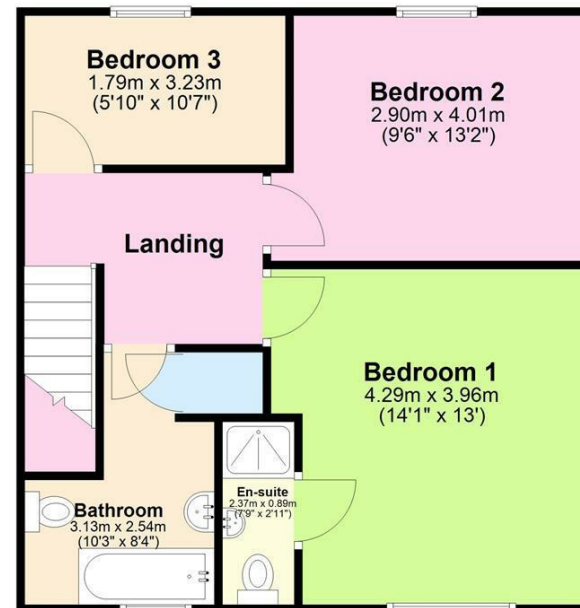
### Ground Floor

Approx. 51.2 sq. metres (550.8 sq. feet)



### First Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



Total area: approx. 102.6 sq. metres (1104.3 sq. feet)



*Viewing by appointment only*

**Alexanders**

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LE13 1XD

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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.

