



18 Park Hill

Gaddesby, Gaddesby, LE7 4WH

£290,000



SPACIOUS FAMILY HOME, THREE GENEROUS BEDROOMS, NO UPWARD CHAIN! Aston and co are delighted to offer to market this semi detached home set in the popular and sought after village of Gaddesby. The accommodation briefly consists of, entrance hall, lounge, dining room, kitchen and a conservatory to the ground floor. To the first floor are three good size bedrooms and a wet room. The property also benefits from gas central heating, double glazing, lean-to with wc, rear garden, off road parking for several vehicles and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Spacious Semi Detached Home
- Village Location
- Lounge, Dining Room & Conservatory
- Three Good Size Bedrooms
- Gas Central Heating, Double Glazing
- Rear Garden
- Garage & Drive Way
- EPC Rating D, Freehold, Council Tax Band C



Location

Located 8 miles north east of Leicester and 5.5 miles south west of Melton Mowbray in the Melton Borough of the county, Gaddesby is a charming, highly desirable small village thought to date back to the 9th Century and believed to have formed as a settlement during the Danish Invasion.

Surrounded by some of the county finest countryside and offering a feeling of rural seclusion, the village enjoys easy access to neighboring towns such as Syston, Melton Mowbray and Loughborough where day to day amenities can be found.

Gaddesby Primary School is very close by in Ashby Road catering for 4-11 year olds and boasting an outstanding ofsted report at its last inspection. The village Hall is next door and is used for a number of activities including pre-school groups. Schooling for older children in both the state and private sectors are nearby in neighboring towns.

The Property

The property is entered via a glazed hardwood door leading into.

Entrance Hall

15'9" x 6'1" (4.82 x 1.86)

With stairs to the first floor, under stairs storage and provides access to the following.

Kitchen

10'1" x 7'6" (3.09 x 2.31)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs, the kitchen also benefits from a free standing cooker and a sink and drainer unit.

Dining Room

10'5" x 8'11" (3.18 x 2.74)

With doors leading to the conservatory and lounge.

Conservatory

6'9" x 8'3" (2.06 x 2.54)

With door leading onto the rear garden.

Lounge

17'5" x 10'6" (5.31 x 3.21)

With half bay window to the front, coved ceiling and fire with feature surround.

The First Floor Landing

With window to th side, loft hatch and provides access to the following.

Bedroom One

12'11" x 10'7" (3.96 x 3.25)

Bedroom Two

10'7" x 14'9" (3.25 x 4.52)

Bedroom Three

10'5" x 6'11" (3.20 x 2.11)

Wet Room

7'6" x 6'0" (2.30 x 1.84)

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and walk in shower.

Outside

The front of the property is gravelled providing car standing for several vehicle and would be ideal for a caravan or motor home. To the rear is garden with patio and lawned areas with fenced boundaries.

Garage

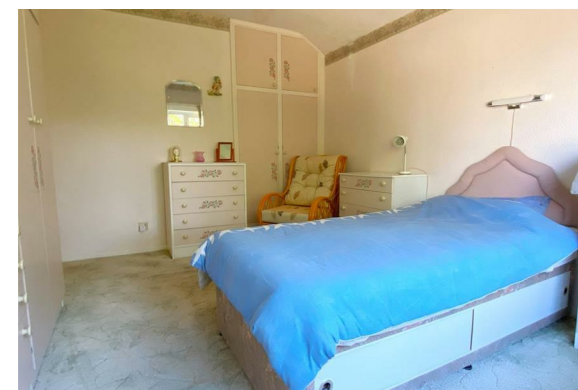
18'0" x 8'3" (5.49 x 2.54)

With up and over door power and light.

Lean-To

11'8" x 9'6" (3.56 x 2.92)

With WC and plumbing for a washing machine.



Floor Plan



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

