



Smiths  
your property experts

# Pasture Lane

Gaddesby

- No upward chain
- Beautifully remodelled semi-detached home
- Set in a peaceful residential location
- Beautiful open-plan kitchen, living and dining area
- Three double bedrooms and two bathrooms
- Electric sliding gates and a private driveway
- South-facing gardens with a modern patio terrace
- Substantial detached workshop/garden room



## General Description

Smiths Property Experts offer to the market, with no upward chain, this immaculate and beautifully detailed high-quality home set in a peaceful residential location in the highly regarded Leicestershire village of Gaddesby.

Presented in 'turnkey' condition, the property has been heavily remodelled and finished to an exceptional standard. There is a private, gated driveway to the front and south-facing gardens to the rear, with a substantial workshop/garden room.







## The Property

The property has been completely remodelled by the current owners in recent years. Finished to an exacting standard, the quality of this refit cannot be overlooked and must be seen to be appreciated. Benefitting from uPVC double glazing and gas central heating throughout, the accommodation is 'turnkey' and generous.

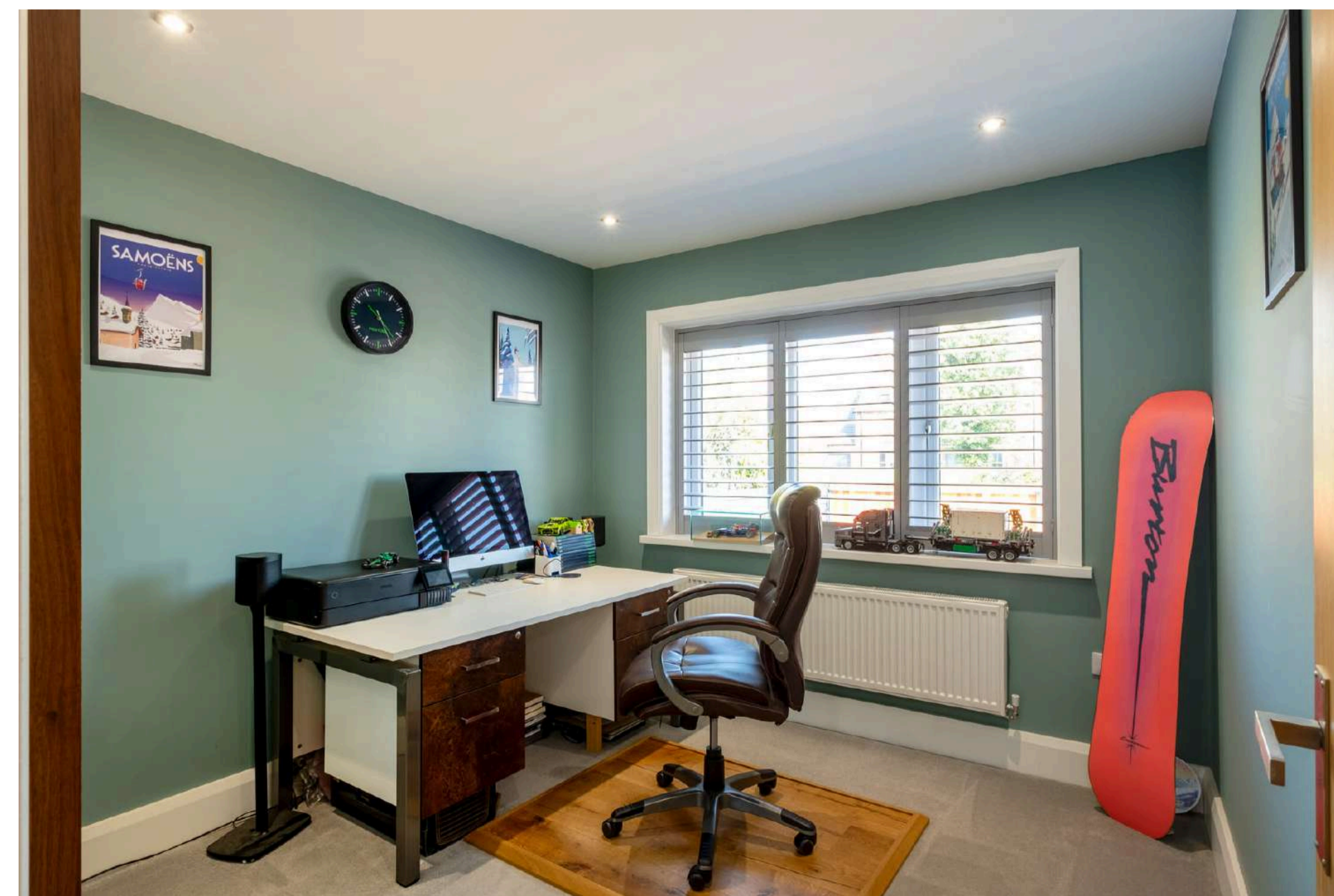
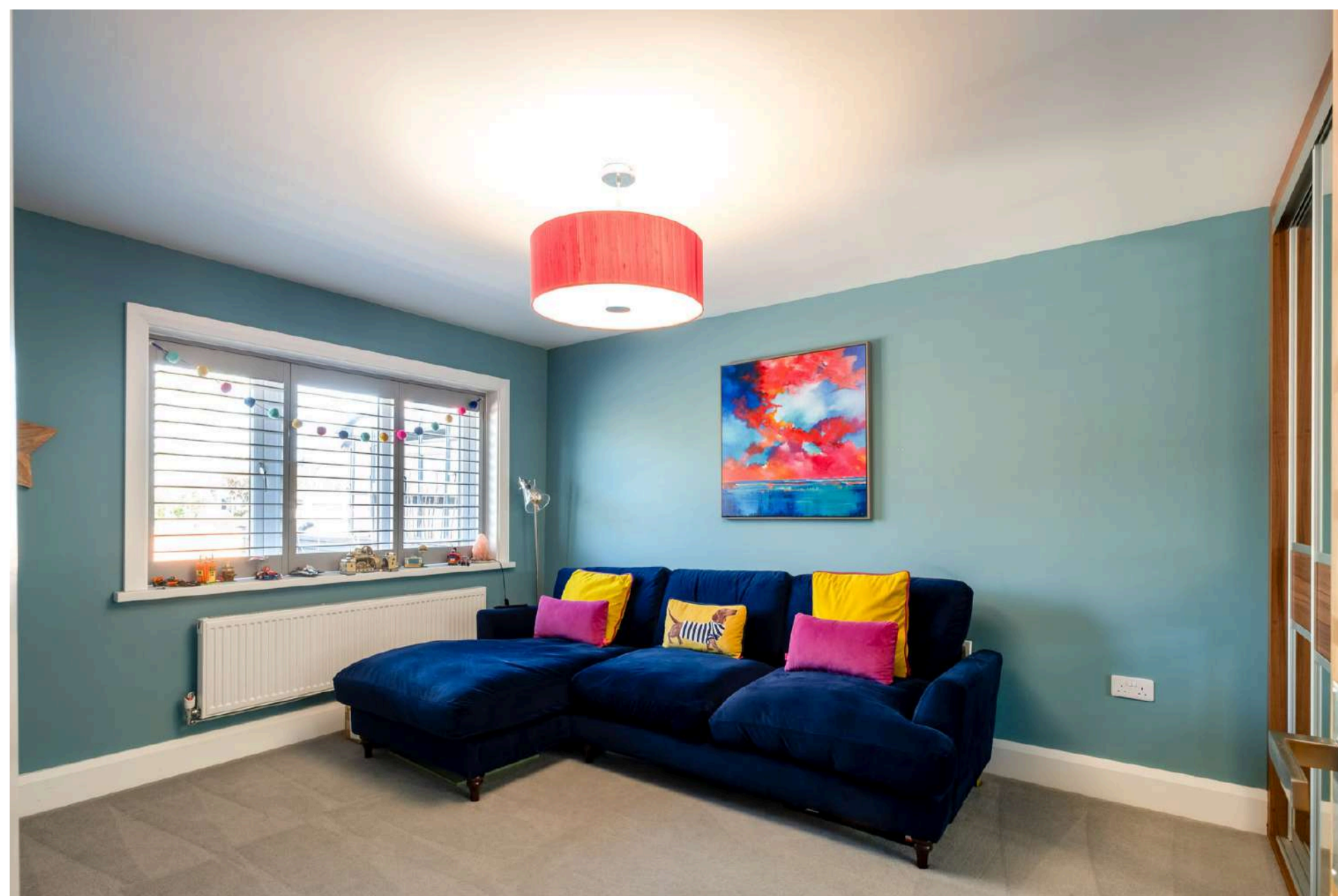
The living space is flexible with three double bedrooms and a lovely family bathroom upstairs, all centred around a spacious landing and accessed via an oak and glass staircase from the hallway. On the ground floor are two separate reception rooms that could be bedrooms, currently used as a home office and sitting room. There is a contemporary shower room and an excellent utility room with its own external door.

The main reception area is spacious and beautiful. A well-designed open-plan living space incorporating a kitchen, dining, and living area with oak flooring, multi-fuel stove, and glazed bi-fold doors opening to the rear. The kitchen is fitted in a shaker-style and fitted with high-grade appliances.

## The Outside

The property enjoys a quiet edge-of-village location, set back from the lane behind an electric sliding gate, with a good-sized driveway offering side-by-side parking. There is also a bespoke bin store. Lockable gates to the right-hand side lead to a further driveway behind with access down to the workshop.

To the rear are beautifully manicured south-facing gardens, with a modern patio terrace and central lawns. There is a high-quality detached garden room. The structure is built to residential standards and, whilst currently used as a workshop, would make an excellent annexe or garden room, with bi-fold doors providing direct garden access.







## The Location

Gaddesby is a highly regarded village in the Wreake Valley, convenient for commuting to Melton Mowbray, Loughborough, and Leicester. The village has a superb primary school, a bustling public house, the Cheney Arms, and a village church. The nearby market town of Syston (4 miles) offers a full host of facilities and amenities. There is an abundance of beautiful countryside walks on the doorstep, and the village street scene is particularly attractive with a mix of period houses and cottages.

## Property Information

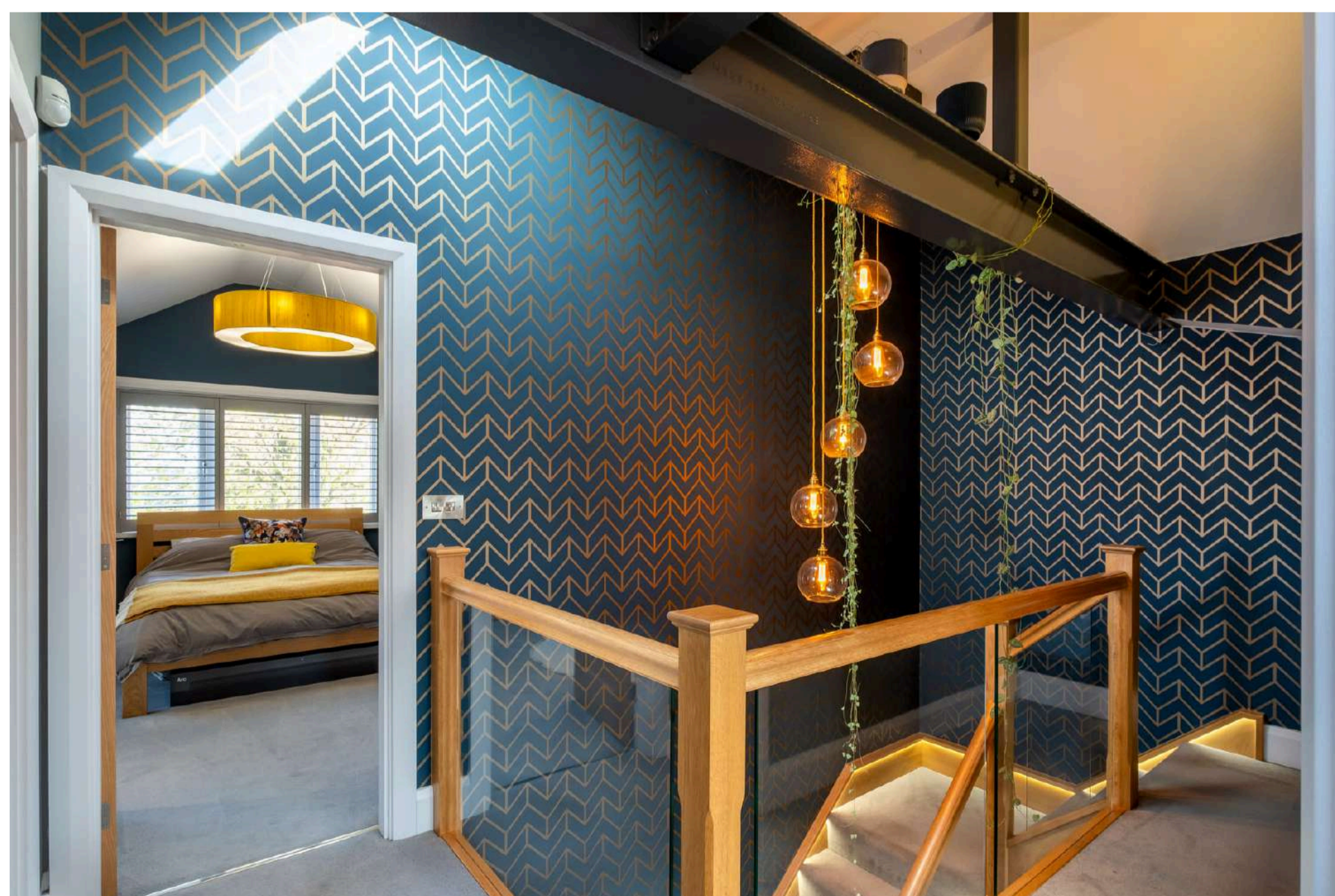
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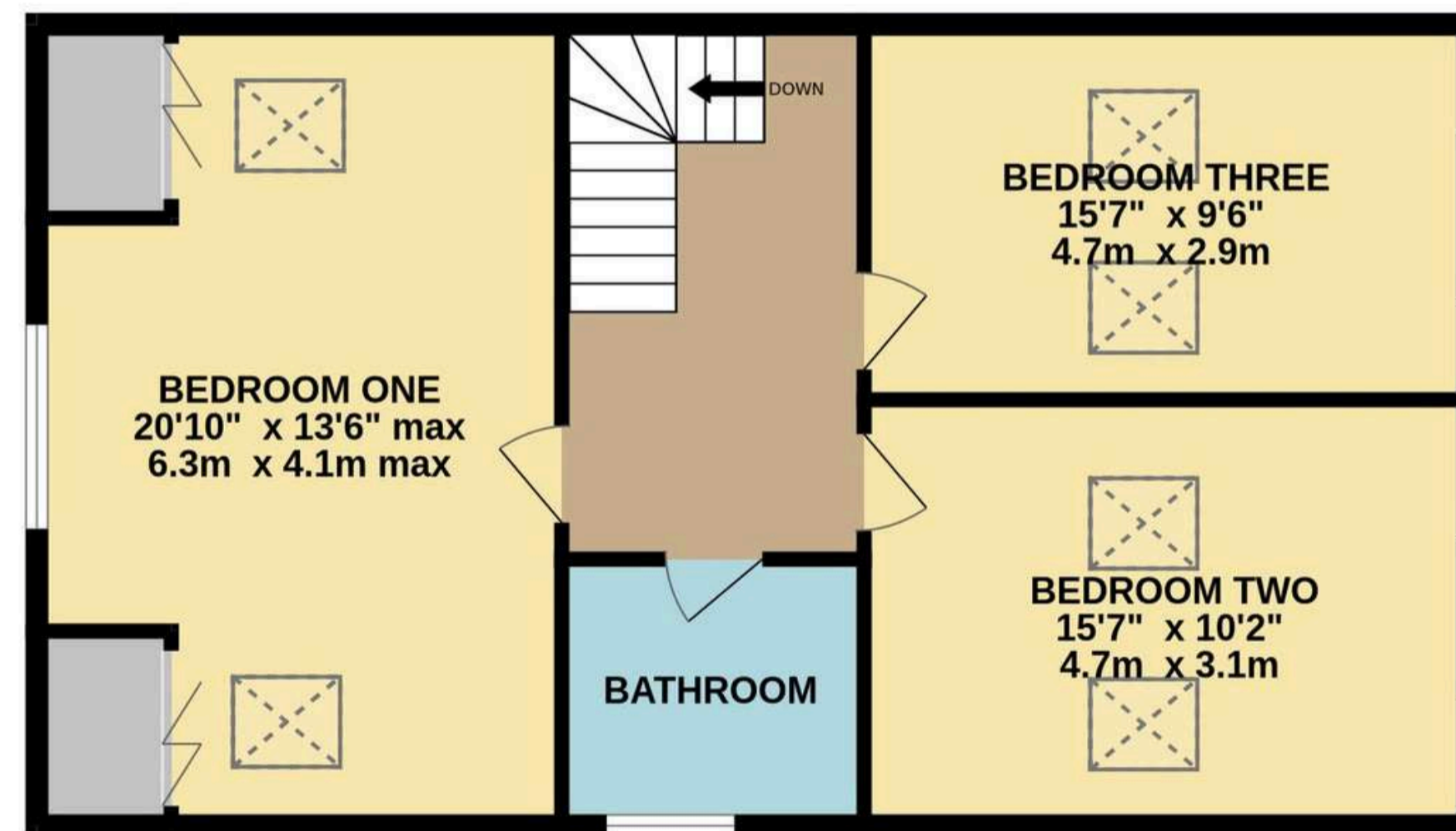
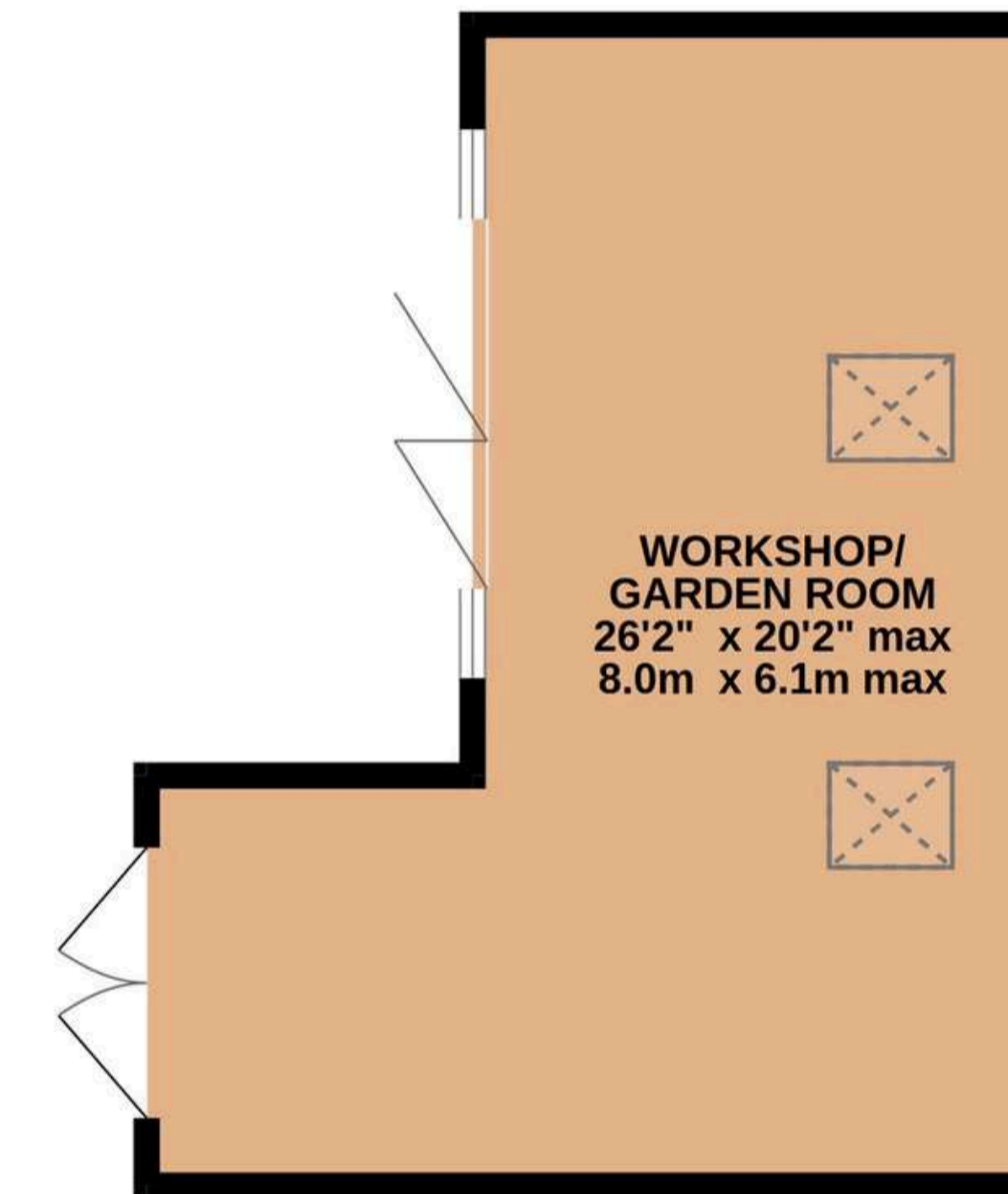
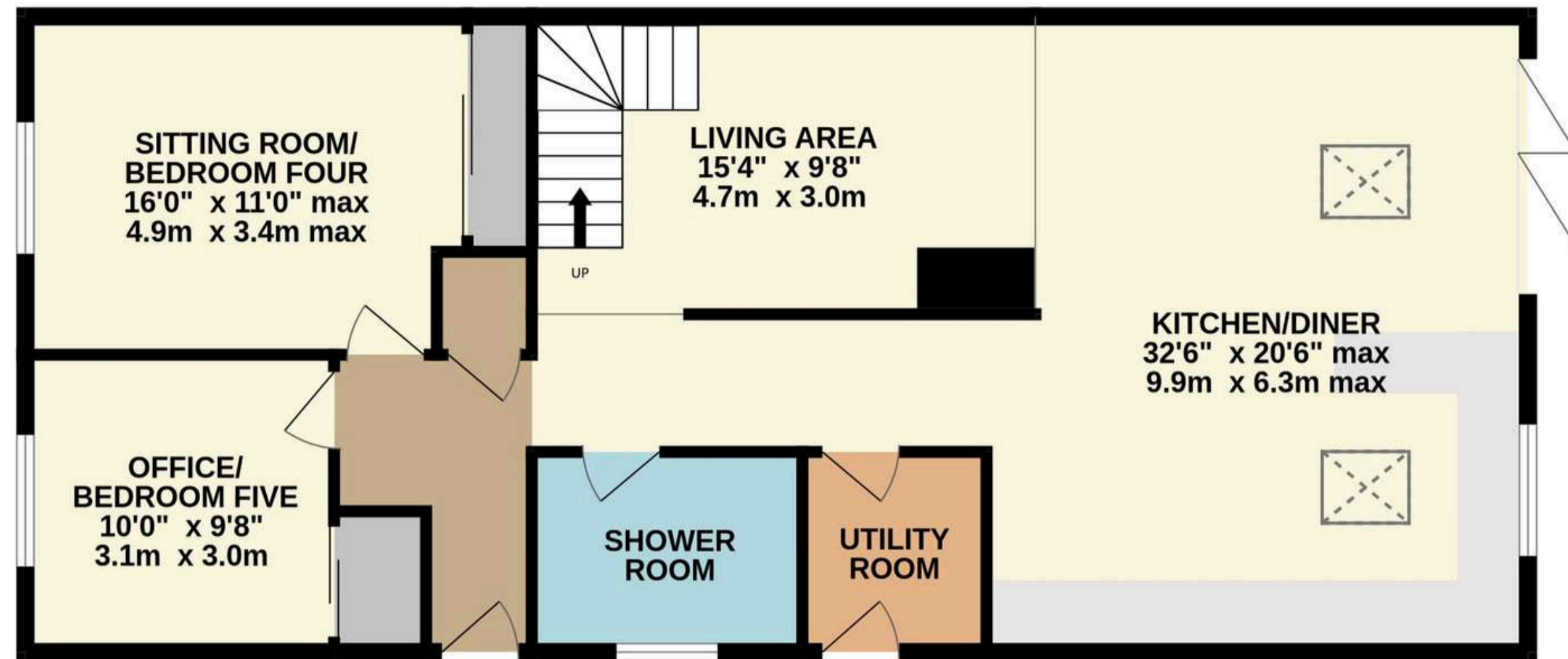
Tenure: Freehold. Council Tax Band: C.

Local Authority: Melton Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 2167 sq.ft. (201.4 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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