



 NEWTON

32 Paske Avenue, Gaddesby - LE7 4WJ
£299,950

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY
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32 Paske Avenue

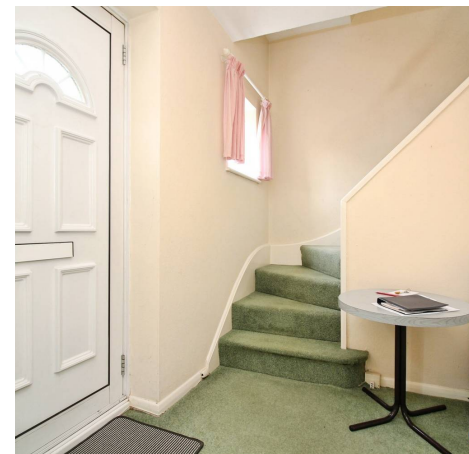
Gaddesby, Leicester

Extended to the rear, fall in love with this enlarged three bedroom semi detached home situated within arguably one of Melton's most desirable villages with open views over neighbouring fields to the rear. Benefiting from gas central heating and double glazing, the layout includes an entrance hall, two reception rooms, kitchen diner and shower room. Upstairs you will find three bedrooms and a shower room. The plot offers parking to the front, single garage and a lawned garden to the rear. Having been occupied by the same family since the 1980's, an early viewing is highly recommended.

Council Tax band: B

Tenure: Freehold

- Three bedroom semi detached home
- Highly desirable village location
- Extended kitchen diner and downstairs shower room
- Available with no upward chain
- Off road parking and single detached garage
- Countryside views to the rear
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you are welcomed into a bright and inviting entrance hall, with a staircase rising to the first floor and access through to the principal reception room. This comfortable space is centred around a feature fireplace and benefits from carpet flooring and a window overlooking the front elevation. The second reception room provides a versatile additional space, equally suited to formal dining, a playroom or a further sitting room. A window to the side elevation provides natural light, while a useful storage cupboard adds practicality. A particular highlight of the home is the impressive extended kitchen diner, fitted with a comprehensive range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. Features include a built-in oven, four-ring gas hob with extractor hood above, and a one-and-a-half bowl sink with drainer. A door leads through to a rear lobby, providing access to a convenient downstairs shower room.

Moving upstairs

Ascending to the first floor, the landing provides access to three bedrooms, two of which are comfortable double rooms, while the third benefits from a useful built-in storage cupboard. Completing the first floor is the well-appointed family shower room, comprising a walk-in shower, pedestal wash hand basin and WC. Complementary tiling and a heated towel rail add both style and practicality to the space.

Outside

Set on the fringes of the highly desirable village of Gaddesby, the plot is set behind fencing and offers a driveway providing off road parking giving access to the detached single garage measuring 6.87m x 3.23m with light, power and a side access door. Gated access leads to a mainly laid to lawn garden not overlooked from beyond. Featuring a patio area adjacent to the accommodation ideal for outdoor entertaining. With majority fencing and hedging to boundaries.



Location

Gaddesby is a particularly unspoilt and popular village convenient for commuting to the surrounding centres of Melton Mowbray, Loughborough and Leicester. The village offers local primary school, popular pub, and church with nearby Syston and Melton Mowbray offering a further range of local facilities and amenities. The centre piece of the village is Gaddesby Hall and the village is particularly leafy and unspoilt with many attractive cottages and houses.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Melton District - Tax Band B. 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.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents 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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



Referrals

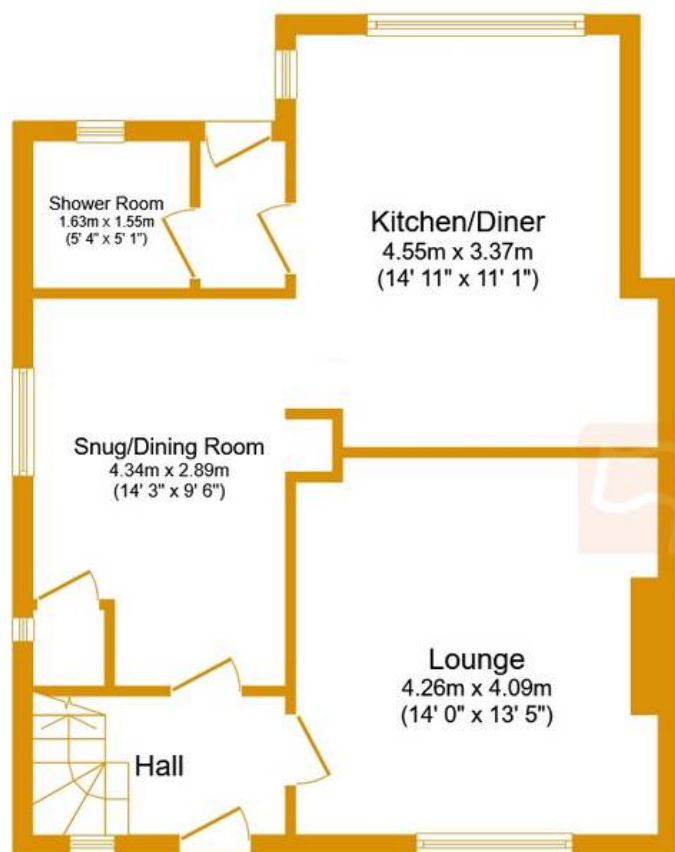
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

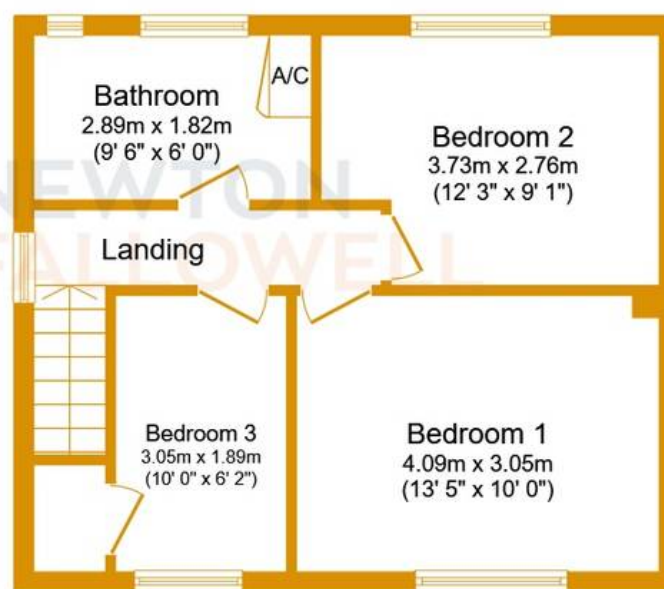
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.



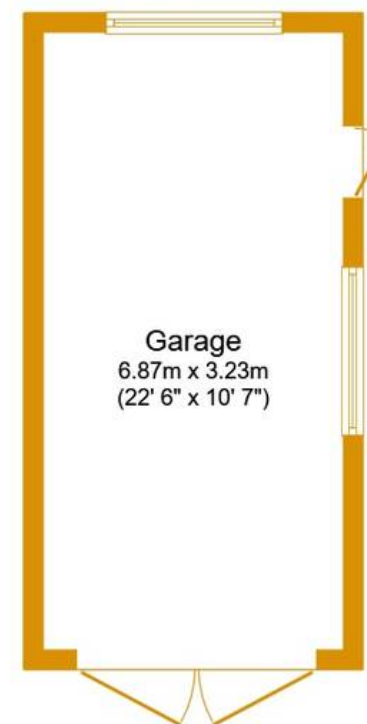




Ground Floor



First Floor



Garage

Total floor area: 119.3 sq.m. (1,284 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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