



Park Hill, Gaddesby
Leicester, Leicestershire, LE7 4WH



Park Hill, Gaddesby Leicester, Leicestershire, LE7 4WH Offers In Excess Of £650,000

Totally transformed, from a tired home to a fabulous contemporary abode, Castledene is a detached home situated within arguably one of Melton's most desirable villages with open views over neighbouring fields. Benefiting from an upgraded gas central heating system, re-fitted working alarm and replaced double glazed windows, the layout includes an entrance hall, dining room open with the lounge and the contemporary breakfast kitchen with integrated appliances, solid oak surfaces and under floor heating. There is also a utility room, downstairs shower room and a study/playroom/fifth bedroom. Upstairs you will find four bedrooms (bedroom one with a Juliette balcony, walk through wardrobe and access to it's own en-suite shower room) and a contemporary styled bathroom. Set behind electric gates, the plot offers a landscaped driveway giving access to an integral double garage providing parking for multiple vehicles, with front and rear lawned gardens. An early viewing is highly recommended.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
101-120 A			101-100 A
81-100 B			100-90 B
61-80 C	76	81	80-70 C
41-60 D			70-60 D
21-40 E			60-50 E
1-20 F			50-40 F
1-10 G			40-30 G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales



LOCATION

Gaddesby is a popular village convenient for commuting to the surrounding centres of Melton Mowbray, Loughborough and Leicester as well as being approximately 6.7 miles to the A46 which in turn leads to the M1. The village offers local primary school Rated Outstanding* at the latest Ofsted inspection (bus routes to secondary 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.

Accommodation

A front entrance door opens into the:

Entrance Hall

Presented with classic enhanced oak flooring, the entrance hall features full height dual aspect glazing with integral fitted blinds, a vaulted ceiling with pendent lighting, two central heating radiators, alarm panel and a staircase rising to the first floor with feature glazing into the dining room.

Formal Dining Room

12'0" x 20'4" (3.68m x 6.22m)

Perfect for formal dining occasions and positioned around a feature inset gas fireplace, the dining area is presented with carpet flooring and offers two central heating radiators, two wall lights, TV point and a window overlooking the front elevation with a fitted made to measure blind. Open access leads through to the lounge and breakfast kitchen.

Lounge

24'0" x 17'4" (7.34m x 5.29m)

Featuring bi-fold doors which open to provide access to the larger than normal lawned rear garden, the living area is presented with carpet flooring and offers partial under floor heating, central heating radiator, TV point and spotlighting. Open access leads around to the:

Enlarged Breakfast Kitchen

24'10" x 14'7" (7.58m x 4.45m)

A particular selling feature of the accommodation is the contemporary kitchen featuring characterful vaulted ceilings and fitted with a range of wall mounted and base units with complementary solid oak surfaces over, tiled splashbacks and soft closing drawers. Features include a built in 'Hotpoint' oven and microwave, 'Schott & Ceran' five disk induction hob with a 'Schott & Ceran' hidden electric hood, inset sink and drainer with a flexi hose tap and an integrated dishwasher, full height fridge and full height freezer. Enjoying the use of a breakfast island with two pull up sockets, there is under floor heating, spotlighting, two velux windows, television points, two side elevation windows and a useful pantry with shelving and a battery light. Bi-folding doors open to provide further access to the larger than average rear garden. A sliding door leads to the:

Utility Room

7'7" x 4'5" (2.33m x 1.36m)

Providing further storage and space for appliances, with a window to the side elevation, velux window, spotlighting and a Worcester Greenstar boiler. Sliding doors provide access to both the study and downstairs shower room.

Downstairs Shower Room

7'2" x 3'6" (2.20m x 1.09m)

Fitted with a three piece suite comprising an electric shower, wash hand basin with storage beneath and a wc, with complementary tiling, light up mirror, extraction fan and a shaver point.

Study/Playroom/Fifth Bedroom

8'6" x 8'0" (2.61m x 2.45m)

Perfect for use as a study or potential guest bedroom, there is a window to the side elevation, carpet flooring, central heating radiator, spotlighting and a built in cupboard housing the consumer unit, aerial amplifier and electric meter.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, window to the side elevation, built in cupboard with shelving, wall lighting and a hatch to the partially boarded loft space with ladder, light and socket.

Bedroom One

11'10" x 11'3" (3.63m x 3.44m)

A double room created by an extension to the rear and featuring a Juliette balcony with views of the surrounding farmland. With carpet flooring, rear elevation window with a made to measure blind, spotlighting, TV point and a central heating radiator.

En-suite Shower Room

4'0" x 11'10" (1.22m x 3.62m)

Fitted with a contemporary three piece suite comprising a walk in shower cubicle, wash hand basin with storage beneath and wc, with a velux window, central heating radiator, illuminated mirror with bluetooth speakers and shaver point and a window to the rear elevation.

Walk Through Wardrobe Area

8'2" x 7'3" (2.50m x 2.23m)

Upon entry to the main bedroom, you walk through the perfect space for your wardrobes with carpet flooring.

Bedroom Two

11'8" into doorway x 12'11" (3.58m into doorway x 3.96m)

A second double room enjoying the use of a built in wardrobe, with a window overlooking the front garden with a fitted made to measure blind, central heating radiator, carpet flooring and a TV point.

Bedroom Three

11'2" not into robe x 10'0" (3.42m not into robe x 3.05m)

A third double room offering a window to the rear elevation with a made to measure blind, built in wardrobe, carpet flooring, aerial point and a central heating radiator.

Bedroom Four

11'8" x 7'2" (3.58m x 2.19m)

A practical fourth bedroom featuring a built in storage cupboard, carpet flooring, central heating radiator and a window overlooking the front elevation with a fitted made to measure blind.

Family Bathroom

8'2" x 5'8" (2.49m x 1.74m)

Fitted with a contemporary three piece suite comprising a bath, wash hand basin with storage beneath and wc, all with partially tiled walls. There is also a window to the side elevation with fitted blind, spotlighting, central heating radiator and an illuminated wall mounted mirror with shaver point.

Outside

The property occupies a pleasant position within this highly regarded village. Set behind electric gates, to the front is a landscaped driveway providing off road parking for multiple vehicles and giving access to the attached garage. The front garden is enclosed by established hedging and is predominantly laid to lawn with well stocked shrubs. Gated access to the side leads to a larger than normal mainly laid to lawn garden not overlooked from beyond, providing plenty of space for growing families to enjoy. Featuring a patio area adjacent to the accommodation ideal for outdoor entertaining, outside lighting and a timber shed.



Double Garage

20'3" max x 16'9" (6.18m max x 5.11m)

Featuring an electric door to the front, light, power, gas meter, alarmed and built in units providing useful storage.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Melton Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Please note improvements have been made to the property which could result in the tax band changing if a relevant transaction takes place. i.e. the property is sold.

Viewing Arrangements

Viewings are strictly by appointment only.

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