

Alexanders



Park Hill
Gaddesby



Park Hill

Gaddesby

- Individual architect designed home
- Large plot with huge potential
- Contemporary feel
- Four bedrooms, en-suite
- Three reception rooms
- Kitchen/dining room
- Integral double garage
- Highly regarded village
- EPC Rating D/ Council Tax Band F/ Freehold

Agents Note

An attractive individually built home with huge potential in a prime village.

Location

Gaddesby is an attractive, desirable village which enjoys peaceful surroundings, and open countryside yet with all the convenience of transport links and amenities close by. There is a village primary school and pre-school, Great Dalby School is only ten minutes away by car. Commuters are well served for travel to nearby Melton Mowbray, Loughborough, Nottingham, and the city of Leicester is just 8 miles away. All with easy access to arterial road and rail links including the M1 and A46. The East Midlands Airport is only a 25-mile drive away. Enjoy supper out at one of several local pubs, including The Cheney Arms in the village whose food comes well recommended.

Accommodation Summary

Entrance porch, reception hall, sitting room, dining room, utility, cloakroom, ground floor bedroom, en-suite, three further bedrooms, family bathroom.

Outside - Spacious driveway, integral double garage, large private rear gardens, summer house.



Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold.

Services

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

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band F.

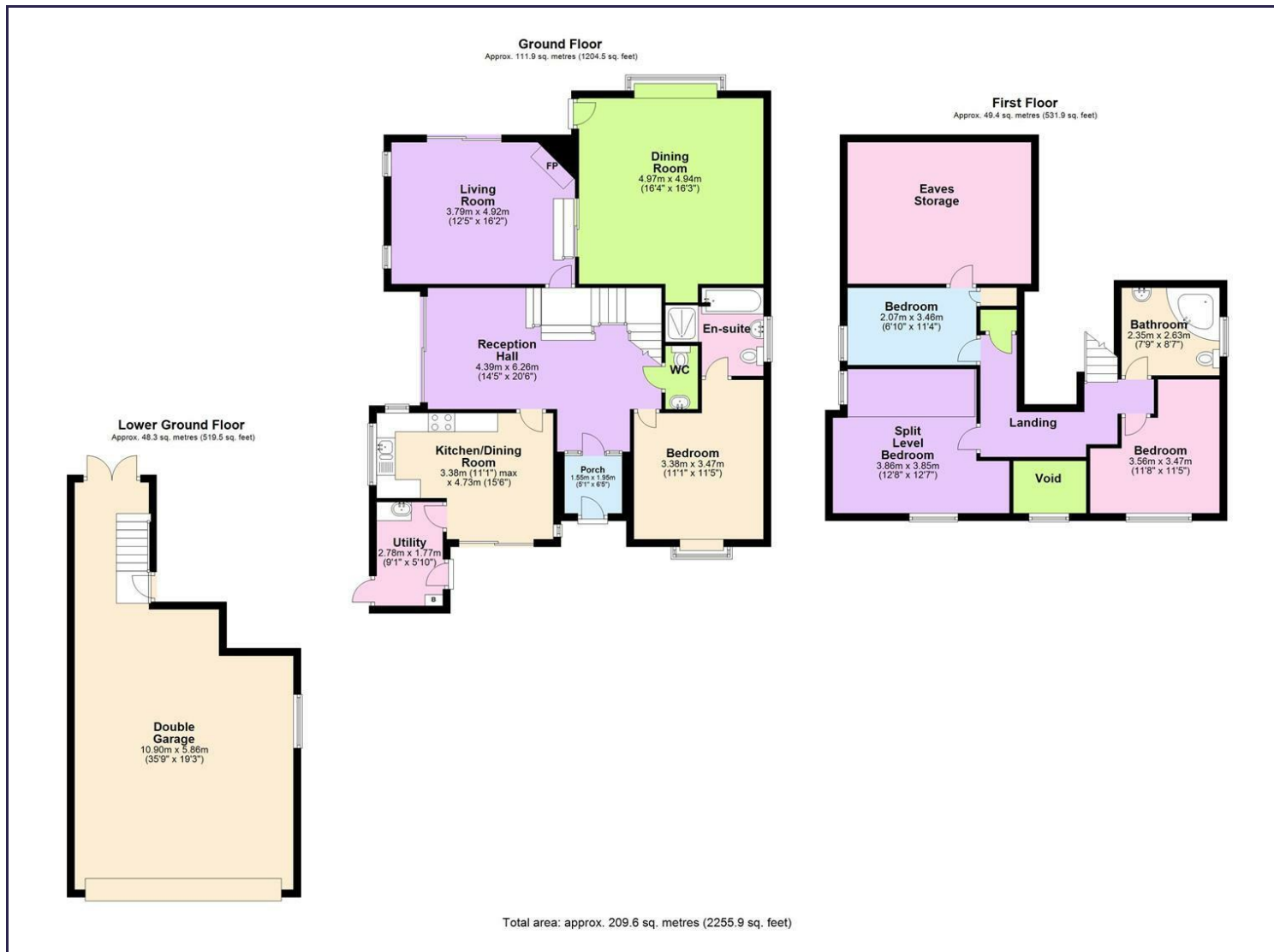
Measurements

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. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





Viewing by appointment only

Alexanders

21 Market Place

Melton Mowbray

LE13 1XD

Telephone Sales: 01664 896332

Email: melton@alexanders-estates.com

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.