



## GADDESBY

13 PASKE AVENUE, LEICS, LE7 4WJ

£650 p.m.x.  
Part Furnished

A well-presented three bedroom semi-detached home situated on a corner plot within the popular village of Gaddesby. Benefitting from new décor throughout and some new floor coverings, the accommodation briefly comprises of a lounge, breakfast/dining room, kitchen, conservatory, downstairs w.c., three bedrooms, bathroom and separate w.c.. Outside the property offers good sized gardens to three sides, a driveway providing off-road parking and a single garage. The property has gas fired central heating and uPVC double glazing.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Three bedroom semi-detached

## ACCOMMODATION

### ENTRANCE HALL

**LOUNGE** (13'10" x 13'6") with a fireplace and a radiator.

**BREAKFAST/DINING ROOM** (14'2" max x 9'6") with base units, 1 ½ stainless steel sink unit as set in laminate worktops, plumbing for a dishwasher, wall mounted combination boiler, radiator and door to pantry with shelving.

**KITCHEN** with a range of wall and base units, laminate worktops, tiled splashbacks, Beko electric ceramic hob with double oven below and extractor hood over, space for a freestanding fridge freezer and plumbing for a washing machine.

**CONSERVATORY** (10'2" x 5'12") with door to garden, leading to:-

**DOWNSTAIRS W.C.** with w.c., wash basin and tiled floor.

### STAIRS AND FIRST FLOOR LANDING

**FRONT DOUBLE BEDROOM** (13'7" x 9'12") with a radiator.

**REAR DOUBLE BEDROOM** (12'4" x 9'5" max) with a radiator.

**FRONT SINGLE BEDROOM** (9'10" x 6'1") with fitted cupboard with shelving and a radiator.

**BATHROOM** with white suite comprising w.c., wash basin and panelled bath with shower over, airing cupboard with shelving and a radiator. **SEPARATE W.C.**

### OUTSIDE

Driveway providing off-road parking. Single garage. Good sized gardens to three sides mainly laid to lawn. Patio area and shed.

## TERMS

**RENT:** £650 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £800

**FEES:** A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £195 (including VAT) per property is payable, that being the cost of the inventory and agreement.

**TERM:** A one year shorthold tenancy is offered.

**SERVICES:** Mains electricity, gas, water and drainage.

**VIEW:** Strictly by appointment with Shouler & Son.

**COUNCIL TAX:** Band B.

**EPC:** This property has an Energy Performance Efficiency Rating Band C.

Ref: 8601-7215-1429-0427-3133

A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

**FLOORPLAN:** Available at: [www.shoulers.co.uk](http://www.shoulers.co.uk)

Whilst every care has been taken to reflect the true dimensions of this property, the dimensions provided should be treated as approximate and used for general guidance only.

## LOCATION

To locate the property from Melton, take A607 Leicester Road out of the town centre. At Kirby Bellars, turn left for Gaddesby. Upon entering the village, turn left into Paske Avenue and the property can be found on the corner on your right-hand side.

**PETS CONSIDERED** at the discretion of the landlord and upon payment of an increased deposit equivalent to two months' rent and a carpet cleaning and damage rectification clause will be added to the contract.

Please note that this property is to let **PART FURNISHED** which generally means carpets and curtains only.



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