



GADDESBY

22 PASKE AVENUE, LE7 4WJ

Guide price:
£295,000
NO CHAIN

A very rare opportunity to purchase an extended semi-detached house in need of further modernisation standing on a plot of over $\frac{3}{4}$ of an acre on the very edge of the village with stunning uninterrupted views. Two/three Living Rooms and three/four Bedrooms.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Over $\frac{3}{4}$ of an acre (plan not to scale)



This is a very rare opportunity to purchase an extended semi-detached house with great potential for modernisation and alteration standing in a very private position on the edge of this highly sought after Leicestershire village with stunning uninterrupted views over many miles. The property stands on a plot of 0.78 of an acre with extensive lawns, driveway, mature trees and shrubs, orchard and vegetable and fruit gardens. There is also an extensive range of outhouses and a stable. The house itself has partial solid fuel central heating and offers accommodation to include Entrance Hall, Lounge, Kitchen, Dining Room, Ground Floor Shower Room and w.c., large Walk-in Store/Pantry and large First Floor Living Room/Bedroom offering superb views over the grounds and countryside beyond. Outside offers an extensive driveway and parking area to front and side, front garden with mature hedging and to the side and rear are extensive grounds with patio areas, lawn, a range of outhouses and greenhouse, timber stable with large mature gardens extending to the side with extensive lawns, a range of mature trees and shrubs, orchard and vegetable and fruit gardens.

Viewing highly recommended

ACCOMMODATION

ENTRANCE HALL having window and door to the front and staircase to the First Floor.

LOUNGE having window to the front, stone fireplace with open grate and radiator.

KITCHEN having window to the rear, fitted base and wall units, work surfaces, stainless steel sink top, plumbing for washing machine, coal fired range, quarry tiled floor and Pantry. Archway opens on to:-

DINING ROOM having window to the rear and patio doors to the side looking out over the gardens, radiator.

SHOWER ROOM having window to the front, wash basin and walk-in shower cubicle.

SEPARATE W.C. having window to the front and w.c.

REAR LOBBY with door leading to the garden and an access to the large Walk-in Store Room.

FIRST FLOOR LANDING with loft access.

LARGE FIRST FLOOR LIVING ROOM/BEDROOM having windows to front, side and rear with superb views over open countryside for many miles, two radiators.

BEDROOM ONE having window to the front.

BEDROOM TWO having window to the rear with views and built-in wardrobes.

BEDROOM THREE having window to the front and built-in cupboard.

BATHROOM having two windows to the rear, suite comprising w.c., wash basin and bath, tiled splashbacks and built-in airing cupboard with hot water cylinder.

OUTSIDE: To the front of the property is an extensive driveway leading to a further side driveway, front garden with mature hedging, partially walled rear garden with patio area, lawns, an extensive range of brick and timber outhouses and timber stable. The mature gardens extend to the side with a total plot area of 0.78 of an acre with extensive lawns, many varieties of mature trees and shrubs, orchard, vegetable and fruit gardens and mature hedging.

NOTE: We understand from the seller there are Covenants on the land precluding development for further residential properties.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, water and drainage.

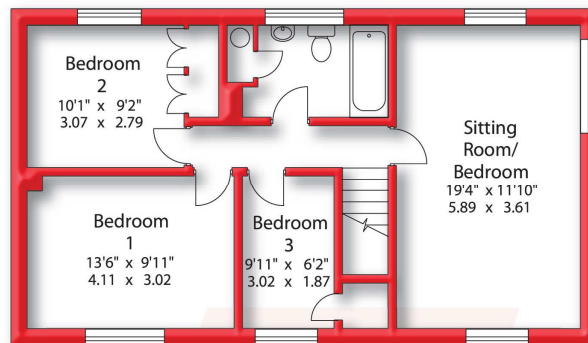
COUNCIL TAX: Charnwood Borough Council (01509) 263151.

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

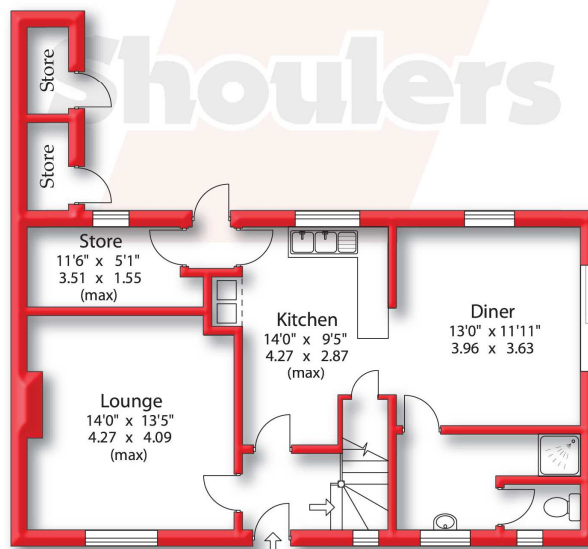
DIRECTIONS: Leave Melton Mowbray via the A607 Leicester Road and upon reaching Kirby Bellars turn left into Gaddesby Lane prior to reaching Kirby Hall. Follow this road until reaching the village of Gaddesby and take the first turning left into Paske Avenue. No. 22 will be found at the very end on the left hand side prior to reaching the children's playground.

FLOOR PLAN

22 Paske Avenue.
Approx Gross Floor Area = 1458 Sq. Feet
= 135.16 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com

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EPC: This property has an Energy Performance Rating. A copy is available upon request.