



# 13 PASKE AVENUE

GADDESBY, LEICESTER, LE7 4WJ

Per month  
**£1,050 Per**



A well-presented and spacious THREE bedroom semi-detached home situated on a large corner plot within the highly regarded village of Gaddesby. Benefitting from neutral decoration and recent floor coverings in 2024 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 and would suit a professional individual or couple looking for a quiet rural setting.

Gaddesby has good links to both Melton and Leicester with Leicester City Centre being a 15 minute drive away. Amenities include the renowned public house The Cheney Arms.



# House - Semi-Detached

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with wood effect flooring and stairs to first floor.

LOUNGE (13'10" x 13'6") with an ornamental fireplace (not to be used and not in service as not lined) 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, door to pantry with shelving and wood effect vinyl flooring.

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, plumbing for a washing machine, wood effect vinyl flooring.

CONSERVATORY (10'2" x 5'12") with door to garden and new wood effect vinyl flooring, leading to:-

DOWNSTAIRS W.C. with w.c., wash basin and tiled floor. (cold tap only, hot tap not connected)

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 space for shed.

## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** . xxx year lease from xxxx.  
Current service charge is £xxxx per calendar month.

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

**COUNCIL TAX:**

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

## LOCATION



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

www.shoulers.co.uk  
housesales@shoulers.co.uk  
lettings@shoulers.co.uk

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

