



Putting great property on the map

**12 Park Hill
Gaddesby
Leicestershire
LE7 4WH**

Offers in the region of £580,000



A substantial four bedroomed detached house in the ever popular north Leicestershire village of Gaddesby. Park Hill is a lovely spot within the village and the property occupies a sizeable plot and offers well proportioned accommodation in need of a little tlc and possibly some reconfiguration.

Benefitting from oil fired central heating although there is a gas supply to Gaddesby and UPVC double glazing, the accommodation includes a reception hall, spacious lounge leading onto conservatory overlooking the rear gardens, separate dining room, study and cloaks/WC, kitchen and utility complete the ground floor accommodation. On the first floor there is a master bedroom with dressing room and en suite and balcony overlooking the front. Three further bedrooms and family bathroom. There is a double garage and 130ft driveway and rear gardens that extend to 180ft. For those looking for a bit of a project in a desirable location early viewing is highly recommended.

Porch 2.26m x 1.96m (7'5" x 6'5")

Double glazed door and panel to porch with central heating radiator, tiled floor, further double glazed door and panel to reception hall.

Reception Hall 5.47m x 2.78m (17'11" x 9'1")

Stairs to the first floor, central heating radiator.

Cloaks/WC 2.97m x 1.73m (9'9" x 5'8")

Double glazed window to the front, vanity wash hand basin with unit under, low level WC, central heating radiator and tiled flooring.

Lounge 6.53m x 6.01m (21'5" x 19'9")

With two patio doors to the rear leading to the conservatory, inglenook fireplace with solid fuel burner, two windows to the side and central heating radiators.

Conservatory 4.58m x 5.26m (15'0" x 17'3")

Brick based with UPVC glazing, French doors leading to the rear garden,

Dining Room 3.64m plus bay x 3.78m (11'11" plus bay x 12'5")

With double glazed bay window to the rear, two central heating radiators.

Study 3.16m x 2.99m (10'4" x 9'10")

With double glazed window to the front and central heating radiator.

Kitchen 4.59m x 3.0m (15'1" x 9'10")

With window to the rear and door to utility room, fitted units incorporating integrated appliances.

Utility Room 1.77m x 1.59m (5'10" x 5'3")

With door to outside, central heating radiator, plumbing for automatic washing machine.

First Floor Landing

Superb landing with double glazed window to the front, balustrade to the staircase and central heating radiator.

Bedroom One 3.88m x 3.78m (12'9" x 12'5")

With double glazed window and French door leading to balcony to the front, central heating radiator, open arch to dressing room.

Dressing Room 2.85m x 2.15m (9'4" x 7'1")

With double glazed window to the front and central heating radiator.

En Suite Shower Room

Corner bath, low level WC, pedestal wash hand basin, shower cubicle, double glazed window to the side, central heating radiator and full ceramic tiling.

Bedroom Two 4.63m x 3.03m (15'2" x 9'11")

With double glazed window to the rear, central heating radiator and built in wardrobes.

Bedroom Three 4.62m x 2.99m (15'2" x 9'10")

With double glazed window to the rear and central heating radiator with a built in wardrobe.

Bedroom Four 3.78m x 3.63m (12'5" x 11'11")

With double glazed window to the rear, central heating radiator and range of fitted wardrobes.

Bathroom

With two double glazed windows to the side, panelled bath, low level WC, pedestal wash hand basin, shower cubicle with tiled surround, further tiling to dado level, heated towel rail.

Outside

The property stands in a beautifully tree lined road leading out to open countryside set back from the road with a 130ft gravelled driveway with sweeping lawn, there is car standing for a number of vehicles and vehicular access to double garage.

Double Garage 6.12m x 5.74m (20'1" x 18'10")

With two up and over doors to the front, light and power connected.

Rear Gardens

Gated side pedestrian access leads to the rear gardens which extends to approximately 180ft by 65ft wide, mainly laid to lawn with shrubs and matured trees. There is a full width paved patio.

Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting

