



Asking Price £325,000 | Freehold  
Barrow Crescent, Gaddesby LE7 4WA





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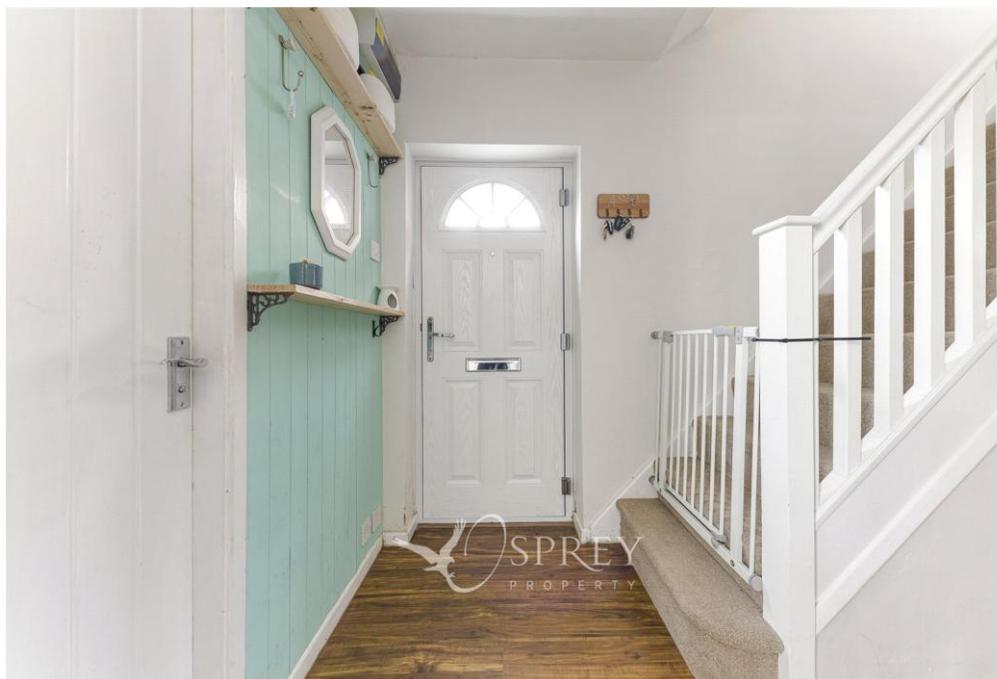
- Three bedrooms
  - Spacious kitchen/diner
  - Sought-after village location
  - Convenient access to nearby amenities and transport links
  - Cosy living room featuring a log burner
  - Covered car port with off-road parking
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A well-presented three-bedroom, semi-detached home situated in the highly desirable village of Gaddesby, this lovely home offers well-proportioned accommodation, off-road parking, and a pleasant rear garden- Ideal for those looking to enjoy village life within easy reach of Leicester and surrounding areas.

Entrance is via a welcoming hallway leading into a bright and spacious living room, featuring a charming log burner- creating a cosy focal point and perfect for the colder evenings.

This inviting space offers ample room for relaxation and entertaining.

To the rear, a modern kitchen/diner provides a functional and soicable layout, with direct access to the garden.









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PROPERTY

Upstairs, the property offers three bedrooms, including two generous doubles and a well-proportioned single room. A family bathroom completes the first-floor accommodation.

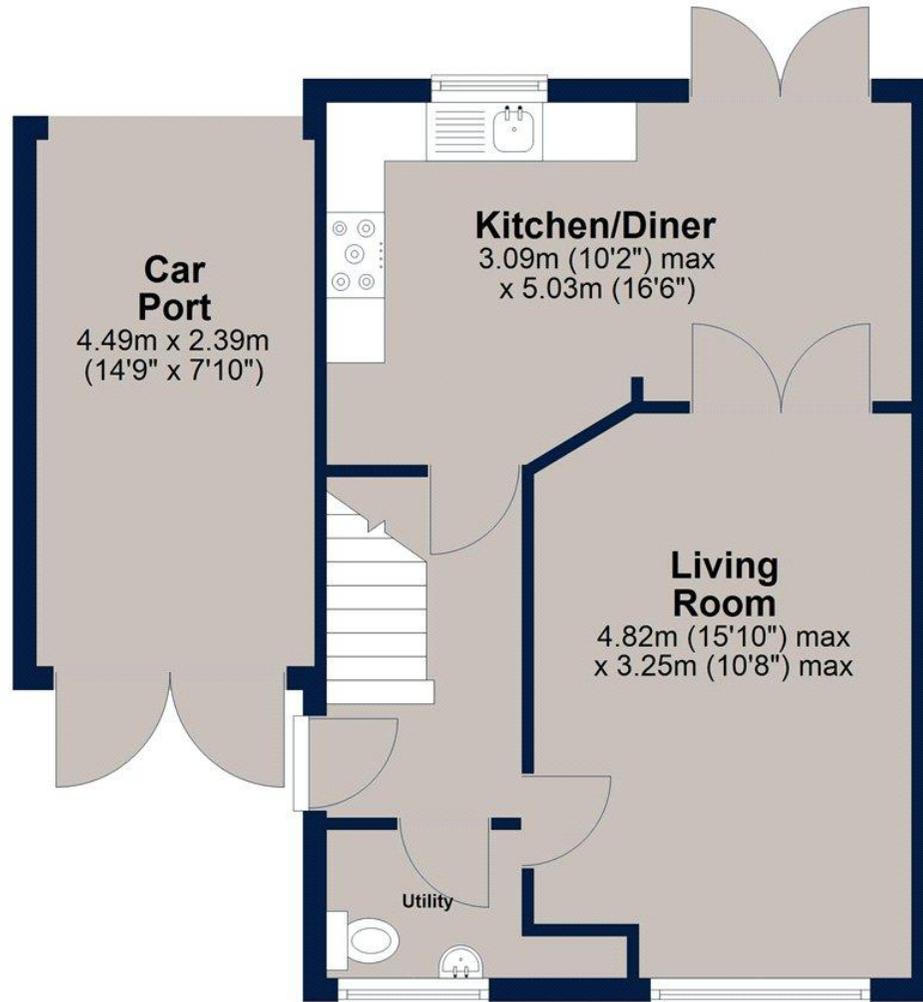
Gaddesby is a charming and well-regarded village offering a peaceful rural atmosphere while remaining conveniently located for access to Leicester, Melton Mowbray, and major road networks.

The area is popular for its community feel, countryside walks, and access to reputable local schooling.



## Ground Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 84.1 sq. metres (905.6 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. [www.m-photo.pro](http://www.m-photo.pro)  
Plan produced using PlanUp.

## Key Information

Local Authority - Melton Borough Council

Council Tax Band - C

Tenure - Freehold

EPC Rating - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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