



## PASKE AVENUE

£1,095

A re-decorated, three bedroom, re-carpeted, well presented and much improved semi-detached house with gas central heating and double glazing. This property is situated in a highly sought after North east Leicestershire village location with regarded local pub and primary school and is ideally placed for access to Melton Mowbray and Leicester. The accommodation comprises entrance hall with stairs off, re-fitted kitchen with integrated oven, hob, extractor and dishwasher. There is a breakfast room and a lounge with box bay window to the front. There are stairs and landing to three bedrooms and a bathroom / wc with white suite and shower over the bath. Outside there is a drive to the front providing off road parking and delightful, mature rear gardens.

MOORE  
& YORK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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