



8 Primrose Court

Gaddesby | Leicester | LE7 4AJ


Bentons



Property at a glance

- Exclusive Development by Cadeby Homes
- Energy Rating B
- Tenure Freehold
- Council Tax Band Pending
- Private Road Setting
- Small Development Of Only Ten Homes
- Detached Family Home
- Four Bedrooms
- En-Suite Shower Room and Family Bathroom
- Fabulous Living Dining/Kitchen with Bi-folding Doors
- Utility Room and Cloaks WC
- Large Lounge with Dual Aspect
- Countryside Views to Front
- Driveway and Garage
- Fabulous Home Office Above Garage

8 Primrose Court

An ideal opportunity to acquire a new family home located on this exclusive development of only ten homes built by Cadeby Homes, an award-winning Leicestershire family developer. The site is located in an idyllic position abutting open countryside to the front and rear and comprises a selection of two, three and four bedroom homes all built to a high specification with energy efficiency in mind. The properties are fitted with a hand-crafted kitchen by an independent local supplier within the village, Gaddesby Kitchens, with Quartz worktops and Bosch appliances. There are Roca bathroom suites with a vanity unit and recess spotlights to the kitchen and bathrooms. The properties are also sold with a ten-year Q Assure warranty for peace of mind. The development is ideally located on the edge of Gaddesby Village Centre, which is a highly regarded Leicestershire village. Due to the exclusive nature of the development and rare offering of new homes within this village location, early registration of interest is recommended to avoid missing out.

Asking Price: £514,995





Entrance Hallway

With access via a composite door to the front elevation into a welcoming entrance hallway with staircase rising to first floor landing, radiator and doors off to:

Cloakroom

Fitted with a two piece contemporary suite comprising wash hand basin, toilet, a radiator and splashback wall tiling.

Living Dining/Kitchen

19'8" x 13'9" (6m x 4.2m)

A fabulous space for both family living and entertaining. The kitchen comprises a range of hand crafted high quality units by local company Gaddesby Kitchens. The kitchen includes Quartz worktops, a built-in sink and Bosch appliances to include a oven, gas hob and extractor fan, fridge/freezer and dishwasher. A central island with space for breakfast stools. This space also has spotlights to the ceiling, a radiator and bi-folding doors leading to the garden, with further uPVC glazed windows to the front and side elevations. Within the room there is also space for additional seating, a useful understairs storage cupboard and door off to:

Utility Room

5'3" 7'7" (1.6m 2.3m)

With a matching range of fitted units, plumbing and appliance space for a washing machine and door to the outside.

Lounge

19'8" x 14'1" (6m x 4.3m)

An attractive principal reception room with a radiator. This room benefits from a dual aspect with uPVC glazed window to the front and side elevations.

First Floor Landing

A built in storage cupboard and doors off to:

Bedroom One

13'5" x 10'10" (4.1m x 3.3m)

A sizeable main bedroom with a uPVC glazed window to the side elevation, provision for fitted wardrobes, radiator and door through to:

En Suite Shower Room

8'2" x 5'3" (2.5m x 1.6m)

Fitted with a large walk in shower, Roca wash hand basin and vanity unit and WC. Contemporary tiling to the walls, spotlights to the ceiling, a radiator and an obscure glazed window to the rear.

Bedroom Two

13'5" x 10'2" (4.1m x 3.1m)

A double bedroom with provision for fitted wardrobes, a radiator and uPVC glazed window overlooking the garden.

Bedroom Three

11'10" x 9'2" (3.6m x 2.8m)

A third double bedroom with elevated views across open countryside, a radiator and provision for fitted wardrobes.

Bedroom Four

11'10" x 9'2" (3.6m x 2.8m)

Being equal in size to that of bedroom three, also boasting countryside views to the front elevation, a radiator and provision for a fitted wardrobe.

Bathroom

Fitted with a four piece contemporary Roca suite with twin ended bath, walk-in shower cubicle, wash hand basin with vanity unit and WC. With contemporary tiles to the walls, recess spotlights and radiator.

Outside to the Front

The property is located at the front of the development and enjoys a pleasant outlook. A pathway leads to the entrance door with canopied porch and landscaped gardens to the front and the side of the property.

Outside to the Rear

A fully enclosed garden with fencing to boundaries, patio area, outdoor tap and security lighting. Gated access to the drive and garage and steps leading to the home office above.

Garage

20' x 10'2" (6.1m x 3.1m)

Fitted with an up and over door to the front elevation, connected with power and lighting and a personnel door leading into the garden.

Home Office

13'5" x 10'2" (4.1m x 3.1m)

Accessed externally by a flight of stairs, with uPVC entrance door to the side elevation into the home office. A fabulous space for home working, a studio or games room, with uPVC glazed window to the front elevation connected with power and lighting. Located above the garage.

Cadeby Homes

Cadeby Homes, now in its third decade, is a family run business that has grown by creating individual developments and family homes of character and style. Based upon traditional values with innovative ideas, they have gained a well deserved reputation in Leicestershire and Warwickshire creating stylish and individual homes with a wide range of house types, from starter homes to larger exclusive and luxury properties. Cadeby Homes were recently awarded for 'Best medium residential development' by the Leicestershire Property and Construction Awards in 2020-2021.

Agents Notes

The property is connected to all mains services with a modern gas fired central heating boiler, mains electricity and water. Due to the exclusive nature of the development the road serving the houses is a private road. There is a service charge of approximately £250 per annum which is payable to the Management Company for any future maintenance of the road, electric for the streetlights and maintenance of the communal grounds. The property will also be fitted with Cat 6 cabling, carbon monoxide detectors, smoke alarms and a house alarm.

Primrose Court

Primrose Court is an exclusive development of only ten homes, consisting of two, three and four bedroom properties. Located on the edge of the highly regarded village of Gaddesby, abutting open countryside to both the front and rear. The properties are perfect for growing families, those looking to downsize and first time buyers looking to live in this idyllic location. Each home has been thoughtfully designed with careful consideration given to every detail. The homes have light filled areas, contemporary kitchens which are hand crafted in the village itself and stylish and contemporary bathrooms. Each property at Primrose Court is built to the same high specification in a fabulous and exclusive setting. Gaddesby is a highly regarded rural village between Melton Mowbray and Leicester. At Primrose Court, you will be in a perfect location to enjoy everything this stunning area has to offer.



Energy Efficiency

Each home has been designed and built with energy efficiency in mind, fitted with a high efficient Gas Central Heating Boiler with low heat loss cylinder, Argon gas filled uPVC double glazed windows and composite external doors with a sealed framework. Energy efficient kitchen appliances with A/A* energy rating, LED lightbulbs throughout and all homes have the provision to add an electric car charging point.

Note

Please be aware that the images within this brochure are example images of the type of finish to be expected when the properties are completed. The artistic impressions are also a guide to the planned appearance of the property and may be subject to some changes.

Location

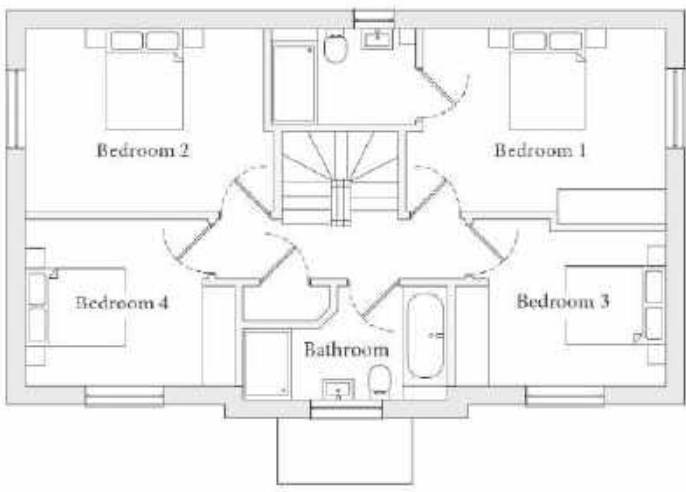
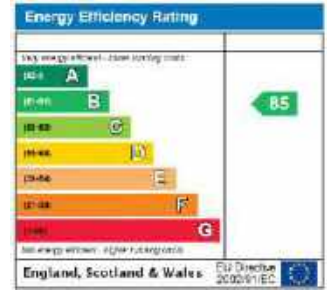
Upon entering the village you will pass the local pub, a church, beautiful historic buildings and open countryside. Gaddesby has a village primary school with links to well regarded high school and universities. You can find shopping centres and supermarkets less than 7 miles away and there is a milk hut in nearby Great Dalby where you can purchase fresh organic milk from a family owned farm.





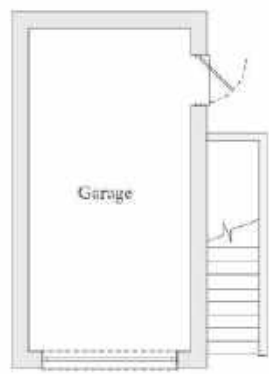
Cadeby Homes

The Buttercup - Plots 4 & 7



Cadeby Homes

Home Office - Plots 4, 5, 6, 7, 8 & 9





Cadeby Homes Primrose Court



SELLING YOUR PROPERTY

Bentons specialise in the marketing of quality homes throughout Leicestershire and Nottinghamshire. For confidential and personal valuation advice call Residential Director James R Warne BSc. UES. With 35 years of local market knowledge backed up by a team of 28 professional staff and the very latest in technology, James is delighted to offer free Marketing Advice. He will discuss all aspects of selling your home to include 3 different marketing strategies to suit you, from his "Discreet" marketing service to "Low Profile" or full marketing, the choice is yours.

N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly, the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.





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