



1, Gap Farm Cottage, Uppingham Road, Skeffington, LE7 9YE



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Property Description

A rurally situated three bedroomed semi-detached cottage requiring modernisation and improvement occupying a good sized plot overlooking open countryside lying outside the east Leicestershire village of Skeffington just off the A47.





Key Features

- Semi-detached cottage
- Potential for modernisation and extension, s. to planning
- Lounge and kitchen
- 3 bedrooms and bathroom
- Brick outbuilding
- Off road parking
- Good sized garden
- Stunning views
- Rural location
- No chain

Price Guide
£225,000

With a net internal floor area of approximately 842 sq ft, the property benefits from oil fired central heating, UPVC double glazing and a separate septic tank, and is approached via a canopy porch entrance opening into the kitchen off which is a boiler store. An inner hall leads to a lounge with fireplace, and there is also a ground floor bathroom/wc.

On the upper floor off a central landing are three bedrooms each with stunning views.

To the side of the house is a brick outbuilding/store, and there is potential subject to planning to erect an extension and garaging if required. The garden is in need of landscaping, and is of excellent size backing onto fields.

LOCATION

The property lies just to the east of the village of Skeffington on the A47, enjoying stunning views over east Leicestershire open countryside, lying some 11 miles east of the city of Leicester. The nearby towns of Uppingham (approx. 9 miles), Oakham (approx. 12 miles) and Market Harborough (approx. 12 miles) offer excellent amenities and a host of tourist attractions, in addition to which, Rutland Water is only a short drive away. There are public houses in nearby villages of Tugby, Hallaton and Billesdon, all of which also have local primary schools. Secondary schooling is available in Oakham and Uppingham.

ACCOMMODATION IN DETAIL

GROUND FLOOR

OPEN PORCH ENTRANCE

With external light.

KITCHEN

With stainless steel sink unit, range of base and wall cupboards, double glazed window to front and wood effect flooring.

BOILER ROOM

Housing Grant oil fired central heating boiler with digital programming control unit, double glazed window.

INNER HALL

With double glazed door out, side window, staircase off and radiator. Stripped pine doors leading to:

LOUNGE

With open fireplace, double glazed window to rear and radiator.





BATHROOM/WC

White suite comprising panelled bath, electric shower unit over with glazed shower screen, wash hand basin, low flush wc, heated towel radiator and double glazed window.

FIRST FLOOR

LANDING

With double glazed window and built-in airing cupboard.

BEDROOM ONE

Double glazed window enjoying views over open countryside to rear, radiator.

BEDROOM TWO

Double glazed window to front with views, radiator.

BEDROOM THREE

Double glazed window to rear, radiator.

OUTSIDE

Shared driveway leading to the property with drive, paved area to front of house, brick outbuilding, good sized plot enjoying views over open countryside.

TENURE

The tenure is freehold. The property is approached via a shared driveway over which two other properties also have a pedestrian and vehicular right of way. The plan attached shows this dwelling as Property 3 coloured pink. This plan is provided for guidance purposes only and the boundaries must be checked by the buyer prior to exchange.

SERVICES

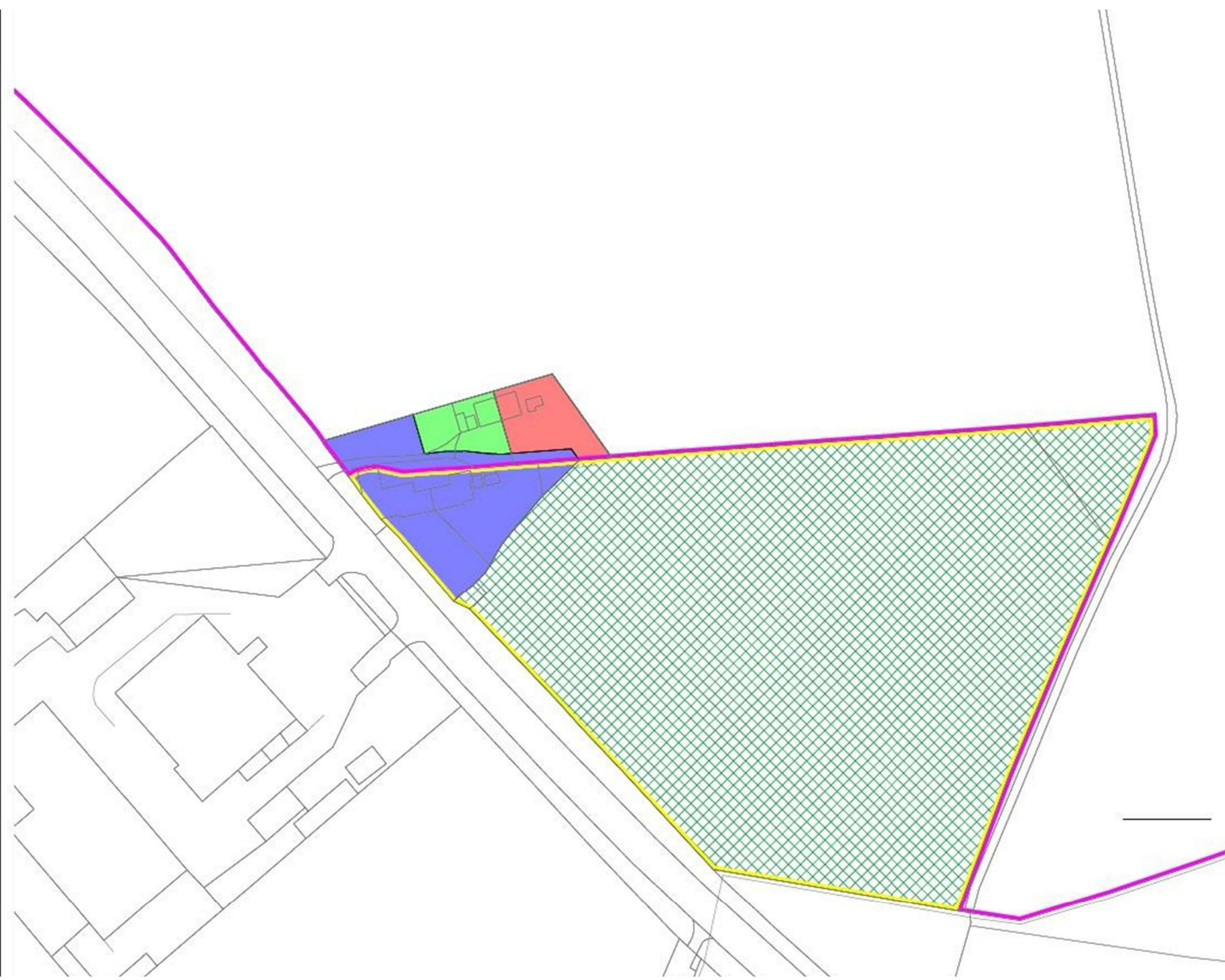
Mains electricity and water are connected. Each property has its own septic tank, which was installed Dec 23/Jan 24. A plan is available showing the location of the system, further details from selling agents.

Although the EPC is rated D, there is potential according to the EPC certificate to increase the rating to in excess of 100 by the installation of a wind turbine, subject to planning.

WAYLEAVES AND EASEMENTS

The land is sold subject to and with the benefit of all covenants, rights of way, wayleaves and easements that may exist over the property, whether or not mentioned in these sales particulars.





- Land Registry Title LT537460
- Land Registry Title LT537464
- Property 1
- Property 2
- Property 3
- Paddock

Notes:
 The drawing is for information purposes only and not for use in construction.
 Do NOT scale from the drawing.
 All dimensions are to be checked on site and any discrepancies should be immediately reported to the originator of the drawing.
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The
Gap Farm
Indicative Sale Boundaries

Date	Issue
10/07/24	1/000001
Drawn	Reference
CP	GAP01/004

PARKERS
OF LEICESTER

Parkers of Leicester
 Parker House, Leicester Road, Market Harborough, LE16 7AY
 T:0116 289555

Floorplan

Approximate Gross Internal Area

78.2 sq. m. (843 sq. ft.)

Outbuilding At 9.2 sq. m. (99 sq. ft.)

Total 87.4 sq. m. (941 sq. ft.)



Ground Floor

Floor Area 39.1 sq.m. (421 sq.ft.) approx
Outbuilding 9.2 sq.m. (99 sq.ft.) approx

First Floor

Floor Area 39.1 sq.m. (421 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.

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EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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