



**2, Gap Farm Cottages, Uppingham Road, Skeffington, LE7  
9YE**



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Occupying a rural setting just off the A47 lying outside the east Leicestershire village of Skeffington enjoying rural views, a 3 bedroomed semi-detached house with outbuildings and a side garden.







## Key Features

- Semi-detached cottage
- Potential for modernisation and extension, subject to planning
- 1 reception room and kitchen
- 3 bedrooms and a bathroom
- Brick outbuilding and timber garage
- Off road parking
- Garden to side
- Stunning views
- Rural location
- No chain

**Price Guide**  
**£200,000**

Offering potential for modernisation, the property benefits from oil fired central heating and double glazing, and includes a kitchen, boiler store, lounge with fireplace, inner hall off which is a bathroom/wc.

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

To the side of the house is a brick store with potential, subject to planning, adjoining which is an old timber garage.

To the rear of the outbuildings is a small courtyard, with access to a mainly lawned garden to the side with wooden pergola and timber garden shed.

### 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

With the benefit of oil fired central heating and double glazing, the interior comprises:

#### GROUND FLOOR

##### CANOPY PORCH ENTRANCE

With external light.

##### KITCHEN

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

##### BOILER ROOM

Having oil fired boiler, double glazed window.

##### SITTING ROOM

With feature fireplace, shelving to side, double glazed window to rear, radiator.

##### REAR HALL

With staircase off, double glazed door leading out to side garden, tiled floor and radiator.

##### BATHROOM

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

#### FIRST FLOOR







#### **LANDING**

With double glazed window to rear enjoying views, radiator and built-in airing cupboard.

#### **BEDROOM ONE**

Screened fireplace, double glazed window enjoying stunning views to rear, radiator.

#### **BEDROOM TWO**

Double glazed window to front with superb views, radiator.

#### **BEDROOM THREE/STUDY**

Double glazed window to rear enjoying superb views and radiator.

#### **OUTSIDE**

Shared driveway leading to parking area to front of garage, wooden decked area to front of house.

#### **BRICK OUTBUILDING**

With potential

#### **TIMBER GARAGE**

Mainly lawned side garden with timber garden shed, gravelled area, courtyard to rear of garage with oil tank.

#### **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 2 coloured green. 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.

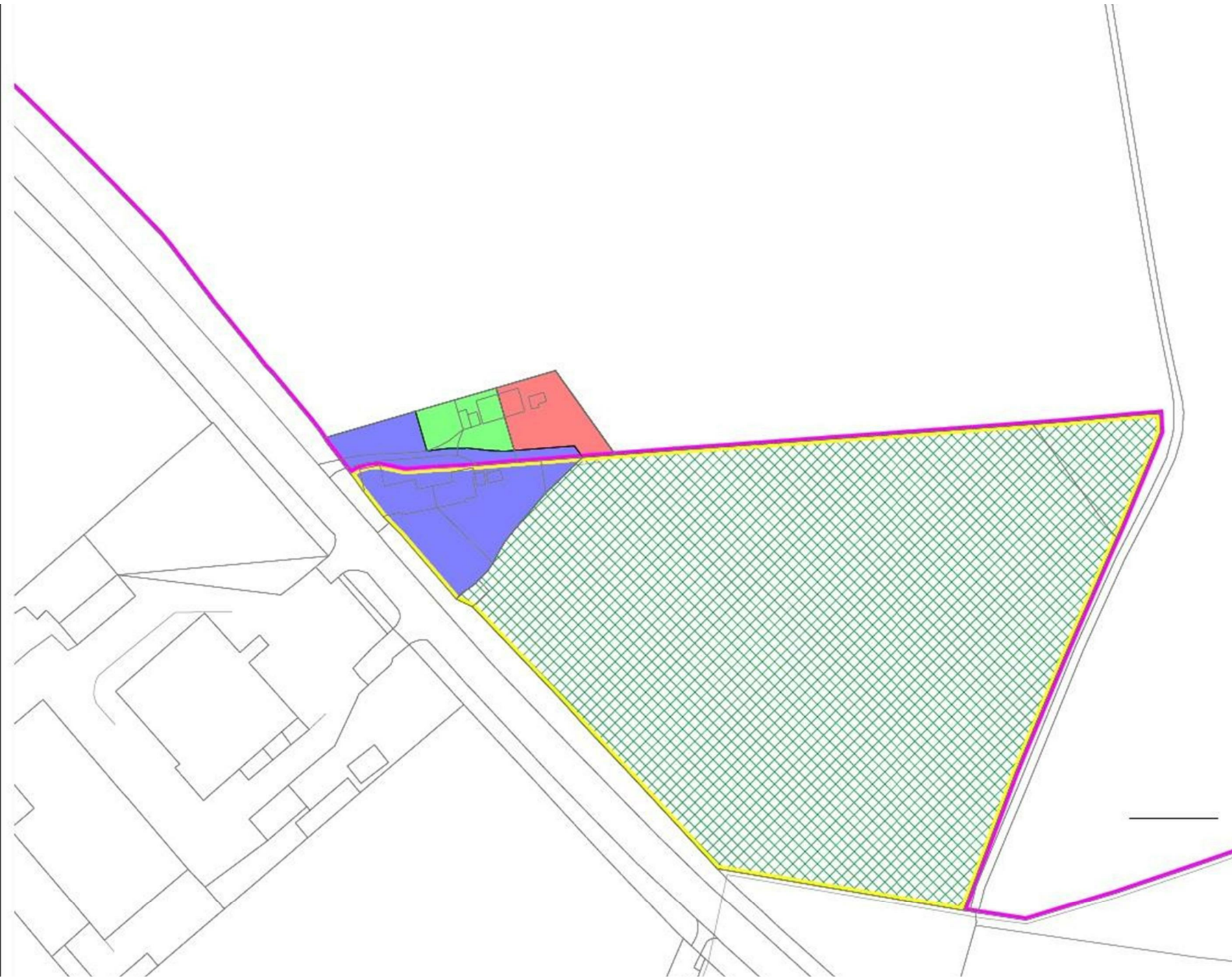
Although the EPC is rated D, there is potential according to the EPC certificate to increase the rating to in excess of 100 by the installation of a wind turbine, subject to planning.

#### **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**  
77.2 sq. m. (831 sq. ft.)  
Outbuilding At 23.6 sq. m. (254 sq. ft.)  
Total 100.8 sq. m. ( 1085 sq. ft.)



Not to scale, for layout reference only. All Measurements are Approximate  
Produced by As built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)



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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