



# Limes Cottage, Gaulby, Leicestershire, LE7 9BW



Part of  
**SHELDON  
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# Property Description

An attractive Victorian semi-detached cottage of character, ripe for modernisation and improvement with potential to extend subject to planning, enjoying stunning views over paddock land in the heart of the picturesque south east Leicestershire village of Gaulby.







## Key Features

- Victorian semi-detached cottage
- Good sized plot with POTENTIAL TO EXTEND, s to planning
- South-east Leicestershire village
- Views over paddock land
- Lounge/dining room
- Breakfast kitchen and utility
- Downstairs bathroom
- 2 double bedrooms and washroom/wc
- Wide driveway to side of house
- Ideal for modernisation and improvement

**Offers Around  
£275,000**



Built during the 19th Century of predominantly brick and slate construction, this semi-detached cottage benefits from oil fired central heating and UPVC double glazing, and includes a canopy porch entrance opening into an entrance hall with staircase off. There is a spacious lounge/dining room with open fireplace and mock beams, modern fitted breakfast kitchen with built-in appliances, views over the gardens, useful utility room and ground floor bath/shower room. There is also a side entrance lobby.

On the upper floor off a central landing with a useful store cupboard are two double bedrooms and a wash room/wc with potential for conversion to a bathroom.

With a lawned front garden, the property occupies a good sized plot with a wide driveway to the side of the house, and a deep garden with a paved patio immediately to the rear of the house.

### LOCATION

Gaulby is an attractive rural village surrounded by open countryside within south east Leicestershire, handy for the excellent day to day amenities in the nearby village of Billesdon which has a primary school, local shop, post office, doctors surgery, community centre and public houses. The nearby village of Great Glen also has a host of local amenities together with Leicester Grammar and LGS Stoneygate School. Further schooling is available in Uppingham and Oakham. For the commuter, Gaulby lies some 7 miles from the city of Leicester, approximately 9 miles north of Market Harborough, with both Leicester and Peterborough accessible via the A47. The M1 is accessible at either Junctions 20 or 21. Both Leicester and Market Harborough have mainline rail services to London St Pancras.

### ACCOMMODATION IN DETAIL

With the benefit of oil fired central heating and UPVC double glazing, the property which offers scope for modernisation and extension, subject to planning, briefly comprises:

### GROUND FLOOR

#### CANOPY PORCH ENTRANCE

With external light.

#### HALL

With panelled entrance door, staircase off, double glazed side window.

#### LOUNGE/DINING ROOM

UPVC double glazed bayed window to front with views over paddock land, open fireplace, two radiators, mock beams to ceiling.







### **BREAKFAST KITCHEN**

Modern range of oak veneer fronted base and wall cupboards, sink unit with chrome mixer tap over, working surfaces with ceramic tiled surrounds, built-in double oven, four ring electric hob, extractor hood over, integral fridge, tiled floor, radiator, double glazed window overlooking the rear garden.

### **UTILITY ROOM**

With tiled floor, double glazed window and working surface.

### **BATHROOM/SHOWER ROOM**

Four piece coloured suite comprising panelled bath, tiled shower cubicle, wash hand basin, low flush wc, radiator and double glazed window.

### **SIDE LOBBY**

Housing the oil fired central heating boiler, plumbing facilities for automatic washing machine and glazed side door out.

### **FIRST FLOOR**

#### **LANDING**

With useful store cupboard, double glazed window to front and radiator.

#### **BEDROOM ONE**

Double glazed window to front with views over the paddock, built-in wardrobes and radiator.

#### **BEDROOM TWO**

Double glazed window to rear with views over the garden, radiator, built-in wardrobe and airing cupboard.

#### **WASHROOM/WC**

With wash hand basin, low flush wc, double glazed window, potential to install a bath or shower.

#### **OUTSIDE**

Lawned front garden.

Wide driveway to side of house with potential to extend, subject to planning.

Good sized rear garden with paved patio, steps rising to garden area with potential, oil tank, timber garden shed, outside tap and sensor lighting.



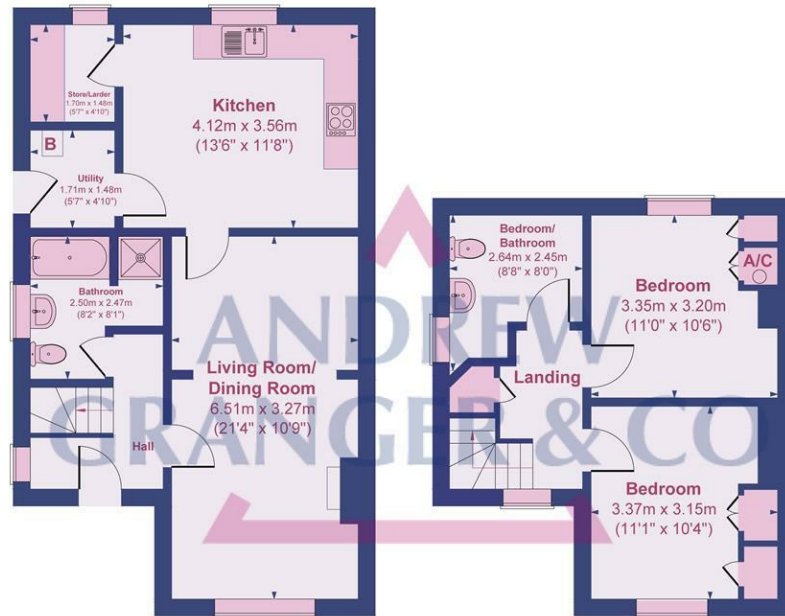






# Floorplan

**Approximate Gross Internal Area**  
87.0 sq. m. (937 sq. ft.)



**Ground Floor**  
Floor Area 53.1 sq.m. (572 sq.ft.) approx

**First Floor**  
Floor Area 33.9 sq.m. (365 sq.ft.) approx

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



EPC Rating - E

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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