



LIMES COTTAGE

Front Street, Gaulby, Leicestershire, LE7 9BW

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
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PROFESSIONALS

# 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 Over  
£250,000**



**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

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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