

Front Street, Gaulby, Leicestershire, LE7 9BW

ANDREW GRANGER & CO



SHELDON BOSLEY KNIGHT

## 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

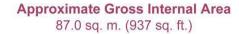
Offers Over £250,000













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

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





EPC Rating - E

Tenure - Freehold

Council Tax Band - C

## Local Authority Harborough



To view this property please contact our Market Harborough (Sales) office on O1858 RANGER & CO 431315



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