



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

  
**ANDREW  
GRANGER & CO**

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



# 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**







**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.  
 Created using Vision Publisher™



EPC Rating - D

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





To view this property please contact our Market Harborough (Sales) office  
on 01858 431315

Part of  
**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS