



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

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
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# 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**



**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.)



**Ground Floor**

Floor Area 38.6 sq.m. (415 sq.ft.) approx  
 Outbuilding 23.6 sq.m. (254 sq.ft.) approx

**First Floor**

Floor Area 38.6 sq.m. (415 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](mailto:orders@asbuiltenergysurveys.co.uk)



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



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