

JAMES
SELICKS



GARMSTONE COTTAGE

MAIN STREET, SKEFFINGTON, LEICESTER, LE7 9YB

GUIDE PRICE: £595,000



An attractive, spacious four-bedroom character cottage, nestled within this leafy east Leicestershire village. With four bedrooms, two bathrooms, separate shower room, kitchen with breakfast room off, two reception rooms, and a garage and off-road parking, this immaculate home will appeal to both growing families and downsizers alike.

Character cottage • Four bedrooms • Two bathrooms • Shower room • Two reception rooms • Kitchen with breakfast room off • Utility and boiler room • Landscaped, walled garden • Garage and off-road parking • Sought after village location •

Accommodation

The entrance porch features a striking stained-glass door which leads through to the hallway. Light spills through a large window above the stairs, while there is a handy cupboard for storage beneath the stairs.

The sitting room is situated to the left and feels spacious, yet cosy, with log-burning stove set within an exposed chimney breast flanked by bespoke shelves and cupboards to the recesses either side. Double French doors lead out to the patio terrace and pergola at the front. The dining room is just across the hall and enjoys a dual aspect with plenty of light filling the room. To the corner, a secondary staircase leads up, while through here you will find the kitchen which opens on to a breakfast area. Equipped with an extensive range of fitted wall and base units, you will find ample storage and plenty of work surface space. There is a range style oven, integrated dishwasher and space for a fridge/freezer. There is access from the breakfast area through double doors to the garden beyond, while at the front you will find a lobby, which leads outside and through into the garage. Beyond the garage is the utility/boot room which is equipped with fitted units and has plumbing and space for a washing machine. The boiler room, tucked in the corner houses the oil-fired boiler as well as providing further storage space.

Upstairs a small landing provides access to a bathroom which features a three-piece white suite comprising bath with shower over, WC and wash hand basin and two good sized double bedrooms, both featuring fitted cupboards/wardrobes and enjoying attractive views of the garden and leafy lane beyond.

Through the guest bedroom is a further bathroom which has “jack and jill” access to the second landing. The bathroom features a suite comprising spa-bath, WC and wash hand basin. The second landing, which can be accessed from the stairs leading up from the dining room, provides access to two further bedrooms, the smallest, currently being used as a study/home office and a separate shower room which features a walk-in shower cubicle, WC and wash hand basin.





Outside

To the side is a gated, blocked pave driveway providing off-road parking and leading to the garage. A gate to the side leads through the private, walled garden. Lovingly landscaped and enjoying a westerly aspect, it's the perfect spot for the whole family to enjoy, with a spacious lawn flanked by a generous paved patio terrace that provides space for al fresco dining and lounging in the sun.

Location

Skeffington is a thriving village with a strong sense of community with many high-quality individual homes of historical interest. The popularity of the area is a combination of east Leicestershire's rolling countryside, excellent schooling and convenient access to Leicester, Market Harborough, Oakham and Uppingham.

Satnav Information

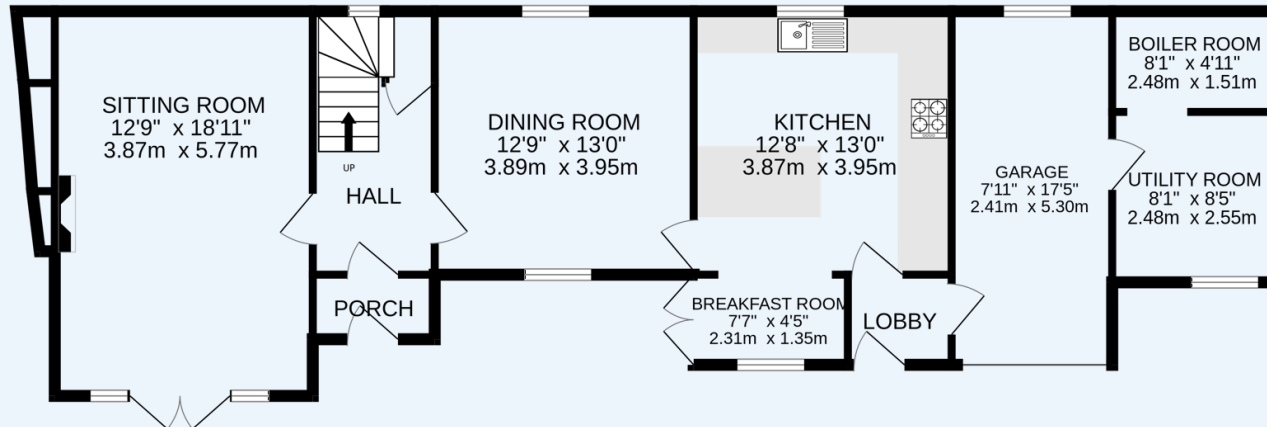
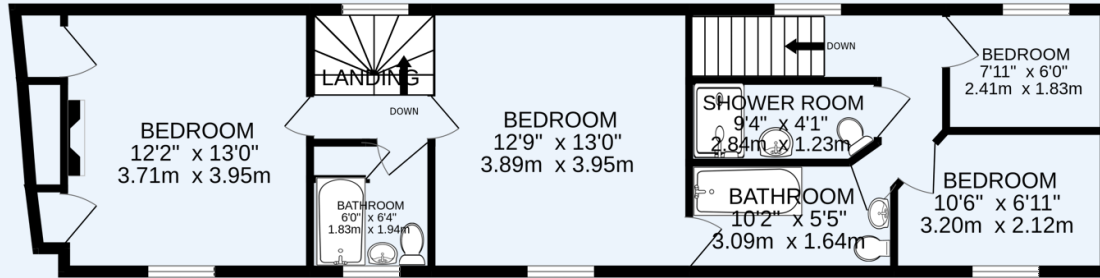
The property's postcode is LE7 9YB, and house name Garmstone Cottage.







Tenure: Freehold
 Local Authority: Harborough District Council
 Listed Status: Not Listed
 Conservation Area: Skeffington Conservation Area
 Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)
 Tax Band: E
 Services: The property is offered to the market with all mains services and oil-fired central heating.
 Broadband delivered to the property: FTTC
 Non-standard construction: Believed to be of standard construction
 Wayleaves, Rights of Way & Covenants: Yes
 Flooding issues in the last 5 years: None
 Accessibility: Two storey dwelling. No accessibility modifications
 Cladding: None
 Planning issues: None which our clients are aware of
 Coastal erosion: None
 Coal mining in the local area: None



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1374 sq.ft. (127.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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