



JAMES
SELICKS

DEVELOPMENT OPPORTUNITY

THE BUNGALOW

SCHOOL LANE, GAULBY, LEICESTERSHIRE LE7 9BX





A two-bedroom detached bungalow occupying a delightful plot in an idyllic position on the edge of Gaulby's Conservation Area. Boasting glorious, far-reaching, rolling countryside views to the rear, it is thought ripe for reconfiguration and redevelopment (subject to necessary planning consents). This village home offers the buyer the chance to create their own dream property.

Detached Bungalow • Kitchen • Utility Room • Sitting Room • Conservatory • Master Bedroom • Further bedroom • Bathroom • Front Garden and Driveway • Integral Single Garage • Large Rear Garden • Total Plot of 0.14 acres • Rolling Countryside Views •

Accommodation

The property is entered via an entrance hall with wood effect laminate flooring and a double cloaks cupboard off. The sitting room is a bright room by virtue of sliding patio doors to the rear giving access to the conservatory, rear garden and views beyond. The conservatory has tiled flooring, boasts fantastic garden and countryside views and is constructed in brick and uPVC.

The kitchen has tiled flooring with an excellent range of grey shaker style eye and base level units and drawers and wooden preparation surfaces. A stainless-steel sink with drainer is positioned under a window to the side passage. There is a Beko stainless steel oven with a Beko electric four ring hob and stainless steel canopy extractor over with cream splashbacks, plumbing and space for a slimline dishwasher and a fridge. In addition, there is a solid fuel Rayburn oven/back boiler.

Situated to the front of the property are two bedrooms, both with windows to the front elevation. The bathroom has a panelled bath with a Mira electric shower over, a pedestal wash hand basin, low flush WC, a chrome heated towel rail, window to the side, part tiled walls and a tiled floor.





From the front elevation a door provides access into a side passage giving access to the utility area which has matching cabinets to the kitchen with grey work surfaces. There is plumbing and space for a washing machine, a stainless-steel sink and drainer and a large window overlooking the rear garden. A door provides access to the single integral garage which has power and lighting.

Outside

To the front of the property is a tarmac driveway with parking for up to four vehicles, leading to a single integral garage with an up and over door. A wall provides a boundary with next door, and a hedge to the front and side of the property provides the other boundary to the front. There is an immaculately kept circular lawned area with mature planted borders. The rear garden has a paved patio area, in part undercover, providing seating and entertainment areas. Steps lead down to a path down the garden. There is a wooden shed and greenhouse, a lawn with beautifully maintained mature borders, planted to create year-round interest. At the bottom of the garden is a selection of apple, plum, cherry and pear trees. There are also gooseberry and blackcurrant bushes. To the rear of the boundary is a ha-ha, unrestricting the view across simply stunning rolling countryside, some of the best seen within our Agent's career.

Location

Gaulby is a small, picturesque rural village located approximately seven miles east of Leicester city centre which retains a strong sense of community centred around the parish church with neighbourhood shopping, leisure facilities, GP surgery and schooling available in the neighbouring villages of Billesdon, Houghton on the Hill and Great Glen. The village is surrounded by some of east Leicestershire's most outstanding rugged countryside yet provides easy access into Leicester and the market towns of Oakham, Uppingham and Market Harborough, the latter providing mainline rail connections to London St Pancras in little under an hour.





Tenure: Freehold.

Local Authority: Harborough District Council, **Tax Band:** C

Listed Status: Not Listed.

Conservation Area: Yes, Gaulby Conservation Area.

Services: The property is offered to the market with all available mains services and electric heating.

Broadband delivered to the property: FTTC, speed unknown.

Non-standard construction: It is believed that the external walls are formed from an outer leaf of concrete with lightweight steel reinforcement with a dry lining internally and in recent years the cavity has been filled with an insulating medium.

Wayleaves, Rights of Way & Covenants: None which our clients are aware of.

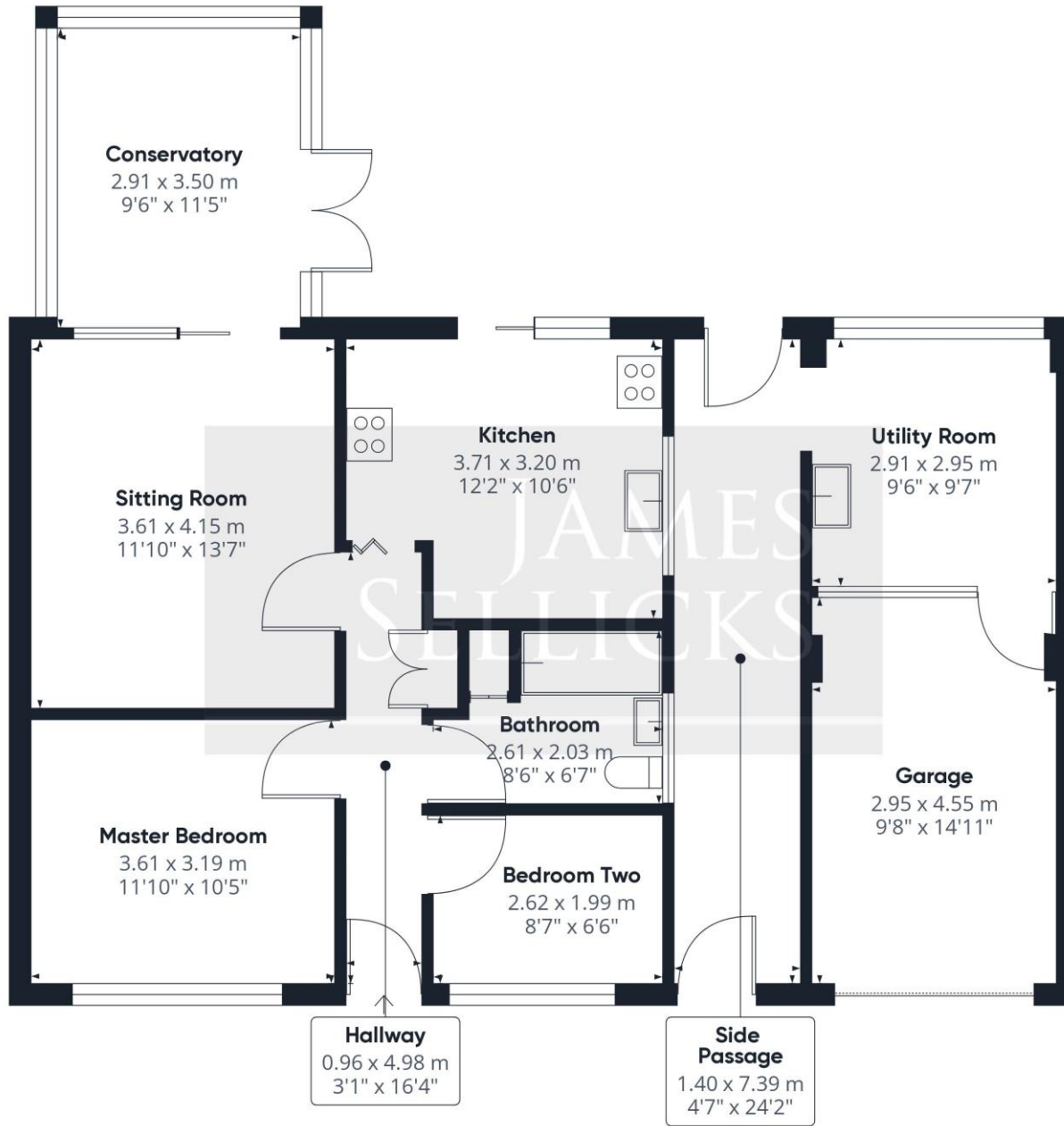
Flooding issues in the last 5 years: None.

Accessibility: One level dwelling. Steps down to the rear lawned garden.

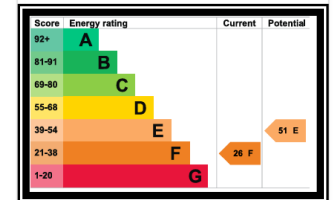
Planning issues: None which our clients are aware of.

Satnav Information: The property's postcode is LE7 9BX, and house number 5.





Approximate total area⁽¹⁾
97.08 m²
1044.98 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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