



JAMES
SELICKS

Lavender Cottage

BACK LANE, GAULBY, LEICESTERSHIRE



This charming, detached period family home boasts over 3,400 sq. ft of stunning characterful accommodation with timber beams and original fireplaces. The impressive layout provides four generous reception rooms each offering its own unique character and warmth, a superb 26 ft breakfast kitchen at the heart of the home, four bedrooms, and three bathrooms.

Reception hall • study • play room • dining room • drawing room • sitting room • ground floor shower room • breakfast kitchen • pantry • utility room • master bedroom • dressing room • en-suite • bedroom two • en-suite • three further bedrooms • garage

Accommodation

The property is entered via a welcoming, bright reception hall with flagstone flooring, housing the staircase to the first floor. Off the hallway are a study and games room. The elegant drawing room has a feature stone fireplace with an inset cast iron log burner, exposed ceiling beams and windows to the side and rear elevations providing a south and west-facing dual aspect, with French doors opening onto the lovely garden.

The formal dining room has a window to the front, exposed ceiling beams and an open fire with stone fireplace surround. The sitting room is a cosy space with a brick-built Inglenook fireplace with a wooden beam lintel, stone hearth and an inset log burner, built-in storage and a window to the front elevation; this room also houses the secondary staircase.

The generous breakfast kitchen is a perfect family space, the heart of which is the large Aga; there is an excellent range of farmhouse style base level units and drawers, ample marble preparation surfaces, a split Butler's sink with mixer tap and window above and a central island unit providing further storage space, with a solid wooden worktop, further white appliance space, exposed brickwork and ceiling beams, quarry tiled flooring and space for a dining table. Off the kitchen are a useful walk-in pantry and utility room.

To the first floor are four bedrooms, the generous master having a window to the front, a dressing room with an excellent range of built-in wardrobes and drawers, plus a luxury, contemporary en-suite with an enclosed WC, a square wash hand basin set on a vanity unit with storage beneath and a mirror above, a chrome heated towel rail, an open walk-in circular shower enclosure with drench shower, fully tiled walls and floor. Bedroom two, accessed from the secondary staircase, also enjoys an en-suite bathroom.

Outside

The property is approached via a five-bar wooden gate and a driveway providing off street parking for several vehicles and access to the detached garage. The property's gardens are an absolute delight, extending to 0.66 acres of extensive lawns and paved patio entertaining areas with an array of mature shrubs, trees and flowers.





Location

Gaulby is a small village lying approximately eight miles east of Leicester city with local shopping facilities found in nearby villages of Houghton and Billesdon.

Under 10 miles away is Market Harborough, a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: G

Listed Status: Not Listed

Conservation Area: Yes, Gaulby Conservation Area

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 constructed

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling

Satnav Information: The property's postcode is LE7 9LP, and house name/no. Lavender Cottage/ No. 1







Back Lane, Gaulby, Leicester, LE7

Approximate Area = 3434 sq ft / 319 sq m

Garage = 331 sq ft / 30.7 sq m

Outbuilding = 114 sq ft / 10.5 sq m

Total = 3878 sq ft / 360.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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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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