

**McCALLUM  
MARSH**  
PROPERTY CONSULTANTS

Church View  
Main Street  
Gumley  
LE16 7RU





## SITUATION

Situated in the popular village of Gumley, which has a Church, village hall and public house/restaurant. Nearby is the historic market town of Market Harborough with a range of everyday facilities, including banks, supermarkets, a commercial centre, theatre and leisure centre. Nearby is the famous Foxton Locks Inclined plain on the Grand Union Canal. The arm from the foot of the Locks terminates in Market Harborough basin. The entire nationwide canal system is accessible from here.

Sporting and recreational activities are also well catered for in the area. Gumley Cricket Club is located just outside the village. Golf Clubs at Market Harborough, North Kilworth and Leicester. Water sports, including sailing, fishing one mile away at Saddington Reservoir, Rutland Water, near Oakham, Northampton Sailing Club just outside Brixworth and fishing on Eyebrook Reservoir near Uppingham.

There is a wide selection of state and independent schooling in the area including the preparatory school at Stoneygate (Great Glen) and private secondary schooling options at Leicester Grammar School (Great Glen) and Leicester High School. The nearby village of Foxton has a Primary School and Secondary School options in Market Harborough are Welland Park Academy and Robert Smyth Academy.







## **TRANSPORT LINKS**

Transportation links are excellent, with Market Harborough train station within easy driving distance, providing a regular service to London St. Pancras from 55 minutes. The M1 and M6 are a short distance away, giving access to London as well as Birmingham and East Midlands airports. Birmingham and East Midlands airports.

## **THE PROPERTY**

Entered into via limestone floored ENTRANCE HALL, the recently refitted KITCHEN has underfloor heating, breakfast bar, a range of eye and base level units, double oven, hob and extractor fan, dishwasher and fridge freezer. A doorway gives way to the good-sized UTILITY ROOM.

To the left of the entrance hall are two well proportioned reception rooms. To the front is the DINING ROOM – currently utilises as children’s playroom, with French doors leading onto the gardens and views over the village church. Double doors open into the SITTING ROOM with French doors opening onto the gardens and fireplace containing log burning stove.

The generous first floor landing gives way to three bedrooms; BEDROOM 1 overlooks the village church and has an ENSUITE wet room. BEDROOM 2 is a good-sized double, again with views over the village church and BEDROOM 3 works as a single room or study. The FAMILY BATHROOM completes the first-floor accommodation.

## **OUTSIDE**

To the front of the property are two parking spaces, whilst the main gardens are to the side, overlooking the village church. The entertaining patio is accessed from the main house via two sets of French doors, with an area laid to lawn, and children’s play area.

## **LOCAL AUTHORITY**

Harborough District Council 01858 828282

## **COUNCIL TAX**

Band F

## **EPC**

Pending

## **VIEWINGS**

Viewing by prior appointment with McCALLUM MARSH - call Market Harborough on **01858 463747**.

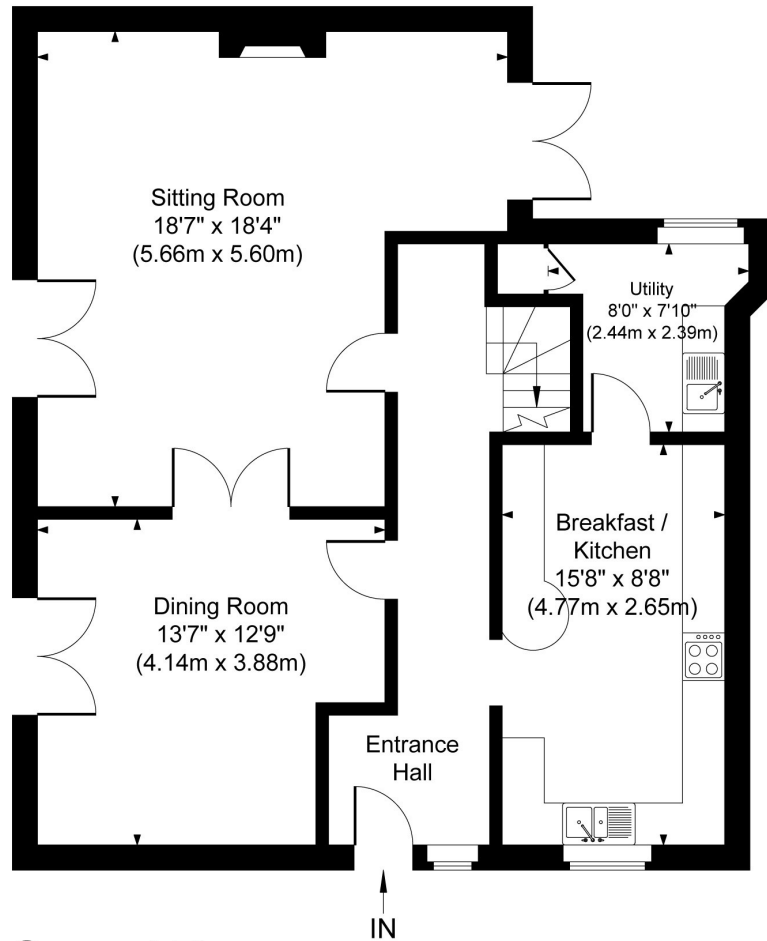




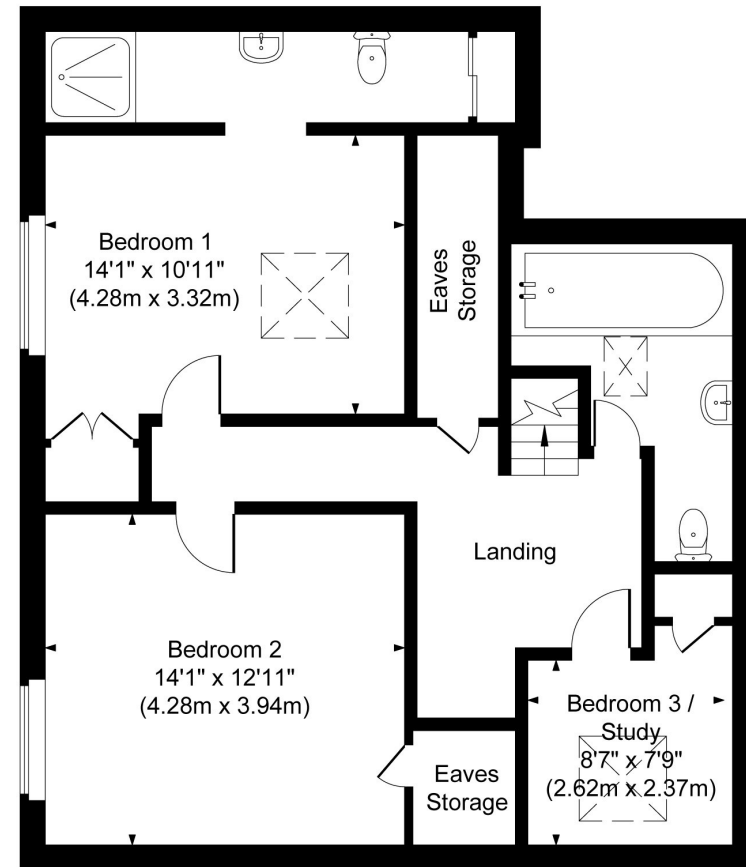


# Church View

Approximate Gross Internal Area = 145 sq.m/ 1561 sq.ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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

**PENDING**

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**IMPORTANT NOTICES**

Whilst every care has been taken in the preparation of these particulars, all parties should note: i The description and photographs are for guidance only and are not a complete representation of the property. ii Plans are not to scale; are for guidance only and do not form part of the contract. iii Services and any appliances referred to have not been tested and cannot be verified as being in working order. iv No survey of any part of the property has been carried out by the Vendor or McCallum Marsh. v Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres; an approximate Imperial equivalent is also given. vi Only those items referred to in the text of these particulars are included. vii Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.



