



“Snowdrop Cottage”



Snowdrop Cottage,
Main Street,
Gumley,
Market Harborough,
LE16 7RU



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Perfectly positioned within the picturesque village of Gumley, Snowdrop Cottage is a stunning four-bedroom link-detached home, not only offering truly impressive rolling countryside views to the rear, but also boasts an immaculate, high-quality interior, generous proportions throughout, a stunning rear garden and a garage!





Situated in the desirable and picturesque village of Gumley, the property is close to the well renowned village pub, the church and beautiful countryside walks on the doorstep. The popular Foxton Locks and Grand Union Canal are within a short drive or walk and Market Harborough town is also within close driving distance with its variety of independent shops, schools, restaurants, and a train station.

Entrance to the property is gained via a solid timber door into an inviting porch featuring tiled flooring, attractive plantation shutters to the windows and a door leading into the hallway.

Welcoming entrance hall with engineered oak flooring and stairs rise to the first floor.

Immaculately presented living room boasting a triple aspect injecting an abundance of natural light. The room features engineered oak flooring, plantation shutters to the blinds, a charming, exposed brick fireplace with a wood burner and French patio doors lead out to the garden.

Stunning open plan kitchen/dining/family room offering a fantastic living/entertaining space, boasting ample windows and bi-fold doors providing a fantastic outlook of the rear garden and far-reaching rolling countryside beyond. The room features porcelain tiled flooring with underfloor heating to the family area, charming timber beams, LED ceiling spotlights, plantation shutters to the windows, ample space for a large dining table and chairs, and a door into the utility/boot room.

The high-quality kitchen comprises an array of shaker style eye and base level units, a quartz worksurface, LED ceiling spotlights, space for a Range-master cooker (current appliance not included) and space for a large fridge/freezer. A fantastic central island boasts continued shaker style units, a quartz worksurface with a breakfast bar and inset draining grooves, a Franke one and a half bowl sink with a mixer tap, a Neff integrated dishwasher, a Caple integrated wine cooler and an integrated fridge.



Fantastic study with a window overlooking the rear garden and rolling countryside, featuring engineered oak flooring and bespoke fitted units/shelving. The room also offers the potential to be used as a playroom or downstairs bedroom with the ground floor shower room next door.

Modern ground floor shower room comprising tiled flooring, porcelain wall tiles, LED ceiling spotlights, a traditional panelled radiator, an oversized walk-in shower with rainwater shower head and additional shower wand, a wash hand basin with a vanity unit and a low-level WC.

Utility/boot room providing excellent storage with porcelain tiled flooring, LED ceiling spotlights, shaker style units with a quartz worksurface, a stainless-steel sink with a mixer tap and draining board and plantation shutters to the windows. There is also access to the guest WC and rear hall.

Rear hall with porcelain tiled flooring, LED ceiling spotlights, integral access to the garage, and doors to the utility room, driveway and rear garden.

Guest WC comprising continued porcelain tiled flooring, plantation shutters to the windows, a wash hand basin built within a vanity unit and a low-level WC.

Single garage with double timber doors, power, lighting and an integral door into the utility/boot room. The space is currently being used as a home gym whilst still offering an excellent storage space with stairs rising to a fully boarded attic area.

Stairs rise to a naturally light galleried first floor landing with two Velux windows, a ceiling pendant and LED spotlights and eaves storage space.

Beautifully appointed principal bedroom boasting part raked ceilings, ample space for a king size bed, a separate dressing room, an additional storage cupboard and a luxury en-suite bathroom.



The luxury en suite bathroom features attractive tiled flooring, a traditional style column radiator, ceramic wall tiles, LED ceiling spotlights and a white four-piece suite. The four-piece suite incorporates a larger than average walk-in shower with a rainwater shower head and additional shower wand, a charming freestanding bath, a Heritage wash hand basin built within a vanity unit and a low-level WC.

Three further bedrooms in excellent decorative order, positioned to the rear elevation providing delightful views of the garden and the rolling countryside beyond.

Modern bathroom comprising attractive underfloor heating, tiled flooring, ceramic wall tiles, a charming freestanding bath, a wash hand basin built within a vanity unit and a low-level WC.

All shutters and blinds throughout the property are available under separate negotiation.

Neatly tucked away from the main road and approached by a gravelled driveway shared only with next door, Snowdrop Cottage looks instantly appealing with its attractive, red-bricked frontage with beautiful inset windows. A block paved driveway sits outside the front windows leading to the single garage providing off road parking for three cars and this flows up to the both the front door entrance and the side leading into the utility room. To the right hand side, a wrought iron gate opens through to the stunning rear garden. The rear garden gives you the wow factor before you even open the rear doors with its breathtaking far-reaching views over the rolling Leicestershire countryside.





Completely private with no houses overlooking, the garden offers the perfect space for those wanting the perfect taste of the countryside. A gravelled seating area leads from the bi-folding doors in the kitchen to offer the perfect space to sit out and enjoy a morning coffee to take in those wonderful views. To the side of this, is a beautiful York stone patio is covered by a covered pergola, complete with an outdoor kitchen with a granite worktop, electric heating and festoon lighting creating a truly outstanding entertaining space for those spring and summer evenings. The patio extends to a further gravelled area with a brick-built fire pit. Steps lead down to a mature lawn area with a wrap-around hedgerow that frames the stunning view, and a summerhouse sits in the bottom corner. Railway sleepers and blue bricks enclose the tiers with a multitude of mature plantings and steps lead down to a further 'secret garden' area with a blocked paved patio boasting a wealth of high-level mature plantings, offering a cottage garden feel. Neatly tucked around the side of the property, a brick retaining wall provides a walkway to the rear doors and steps lead up to another patio area with a multitude of mature shrubbery, perennials, and trees further the cottage garden feel. A spacious and insulated timber shed provides the perfect workshop and a further brick built shed offers additional storage.

Measurements

Porch
2.08m x 1.27m (6'10" x 4'2")

Living Room
5.89m x 4.04m (19'4" x 13'3")

Kitchen/Dining/Family Room
9.35m x 8.46m (30'8" x 27'9")

Study
2.82m x 2.69m (9'3" x 8'10")

Ground Floor Shower Room
2.51m x 1.65m (8'3" x 5'5")

Utility Room
4.85m x 2.74m (15'11" x 9'0")

Rear Hall
3.2m x 1.75m (10'6" x 5'9")

Main Bedroom
5.11m x 3m (16'9" x 9'10")

En-suite
3.73m x 2.57m (12'3" x 8'5")

Bedroom Two
4.04m x 2.72m (13'3" x 8'11")

Bedroom Three
3.56m x 3m (11'8" x 9'10")

Bedroom Four
3m x 2.59m (9'10" x 8'6")

Bathroom
2.84m x 1.68m (9'4" x 5'6")

Garage
5.18m x 2.74m (17'0" x 9'0")

Garage Loft
5.46m x 2.26m (17'11" x 7'5")



Ground Floor



First Floor



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