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CONNELLAN**

ESTATE AGENTS

## "The Gables"

Situated in the picturesque and highly desirable village of Gumley in the heart of the rolling Leicestershire countryside, this impressively spacious semi-detached property is thought to date back over 200 years and boasts over 2000ft<sup>2</sup> of living space, four double bedrooms, and a wealth of period charm throughout!



The Gables  
Gumley  
Leicestershire  
LE16 7RU





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 is gained into the property through timber front door into a porch area featuring tiled flooring with underfloor heating, space for coat and shoe storage and door flows through into the entrance hall.

Entrance hall boasting beautiful Minton tiled flooring in a diamond shaped pattern, stairs rising to the first floor with storage space under, and access to the guest WC and a spacious storage cupboard.

Traditionally decorated guest WC, in keeping with the character of the property with timber panelling to dado height, Minton tiled flooring, a skylight window and a white two-piece suite.

Impressively proportioned living room featuring a wealth of period charm with its high ceilings, a bow window to the front elevation flooding the space with natural light, decorative coving and a log burner adding a focal point to the room.

Formal dining room with solid timber flooring, high ceilings, a window to the rear elevation and a feature fireplace with a log burner and tiled hearth.

Traditional style kitchen/breakfast, located adjacent to the dining room to offer an ideal entertaining space. The kitchen comprises tiled flooring, eye and base level solid timber units, square edged work surfaces, a Belfast sink, a Rangemaster cooker recessed into the chimney breast, and space for a dishwasher and fridge/freezer. A door leads through to the rear porch and flows outside to the rear garden.



To the rear of the property is a second reception room/ playroom, featuring ceramic tiled flooring with underfloor heating, an exposed timber beam and LED ceiling spotlights. Currently utilised as a fantastic playroom for those with young children, the room also offers the potential to be used as a study, perfect for those working from home. Steps lead up from the room to a utility cupboard, with space for a washing machine and tumble dryer.

First flooring landing benefitting from a window to the side elevation, access to a spacious storage cupboard and stairs flow up to the second floor.

Spacious main bedroom with double, lead-panelled windows to the front elevation, a beautiful period fireplace, access to the airing cupboard and a fantastic en suite shower room. The en suite comprises vinyl flooring, ceramic tiled walls, a low level WC, a pedestal wash hand basin and a corner shower enclosure with an electric shower over.

The second bedroom is also a fantastic size and offers a perfect guest bedroom or for those with teenagers. The room features a period style fireplace, a door leading out to the roof terrace balcony and an en suite shower room. The en suite comprises porcelain tiled flooring, a heated towel rail and a three piece suite to include a low level WC, a Villeroy & Boch pedestal wash hand basin, and a shower enclosure with a fitted shower over.

The roof terrace also features a spacious storage cupboard and steps leading down to the garden.

The bathroom has been finished to a high standard and is in keeping with the character feel of the property. A checkerboard-pattern tiled floor compliments the timber panelling to the majority of the walls. A white four piece suite comprises a low level W, a vanity enclosed Villeroy & Boch wash hand basin, a corner shower enclosure and a beautiful freestanding roll-top bath. Second floor landing with a window to the side elevation, access to eaves storage and space for a small study area if required.

Two further bedrooms are location on the second flooring, both with windows to the side elevations and benefitting from being double in size. The entire second floor benefits from being recently replastered.





The property is ideally situated in the heart of the pretty village with a Tudor-style white rendered and timber beamed frontage. The courtyard rear garden benefits from a south-west facing aspect, offering an ideal sun trap and benefitting from a low maintenance design. The garden offers a variety of tiered sections featuring a paved patio area ideal for seating and blue and red brick steps lead up to a further paved area. This section is neatly retained by a brick wall with timber posts and an array of raised flower beds, shrubbery and mature trees. Steps rise to the roof terrace with access to the outbuilding housing the oil tank.







\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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