

JAMES SELICKS

TYCLOSTARW

MAIN STREET, GUMLEY

GUIDE PRICE: £625,000



A spacious chalet-style bungalow positioned on the edge of the village of Gumley, offering excellent access to the picturesque town of Market Harborough. Whilst the property would benefit from some internal refurbishment, it provides generous accommodation and potential to create a superb family home (subject to the necessary consents).

Porch • entrance hall • sitting room • conservatory • breakfast kitchen • utility room • cloakroom • two ground floor bedrooms • family bathroom • first floor bedroom three • WC • driveway • double garage • side and rear gardens • EPC - E

Location

This small, rural south Leicestershire village is four miles west of Market Harborough with a good range of shopping and leisure facilities and mainline rail connection to London St Pancras only an hour away, with junctions 20 and 21 of the M1 and A14/M69 also accessible. The village itself offers a parish church, popular pub and is surrounded by some of Leicestershire's most attractive rolling countryside.

Accommodation

A front porch leads into an entrance hall with useful storage and stairs to the first floor. The main sitting room features an open fireplace with brass canopy and slate hearth, and opens through sliding doors into a conservatory overlooking the rear garden.

The breakfast kitchen is fitted with a range of white high-gloss base level units, a ceramic one-and-a-quarter bowl sink with mixer tap, double oven, electric hob with stainless steel and glass extractor, and integrated fridge freezer and dishwasher. A separate utility room provides additional storage, plumbing for a washing machine, and houses the oil-fired boiler, with internal access to the double garage. A ground floor cloakroom completes this area.

There are two ground floor bedrooms, including a principal bedroom with built-in wardrobes and sliding patio doors opening onto the rear garden, along with a family bathroom fitted with a white four-piece suite comprising a panelled bath, separate shower cubicle, pedestal wash hand basin and WC.

To the first floor, the landing offers further storage and access to an additional WC. The third bedroom benefits from built-in wardrobes, making it ideal for guests.

Outside

The property is approached via a shared gravelled driveway leading to a double garage with electrically operated door. The gardens extend to the side and rear, featuring paved patio areas, lawns and established planted borders, providing a pleasant, private outdoor space.

Tenure: Freehold

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

Listed Status: None. **Conservation Area:** Gumley

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

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

Flooding issues in the last 5 years: None our Clients are aware of.

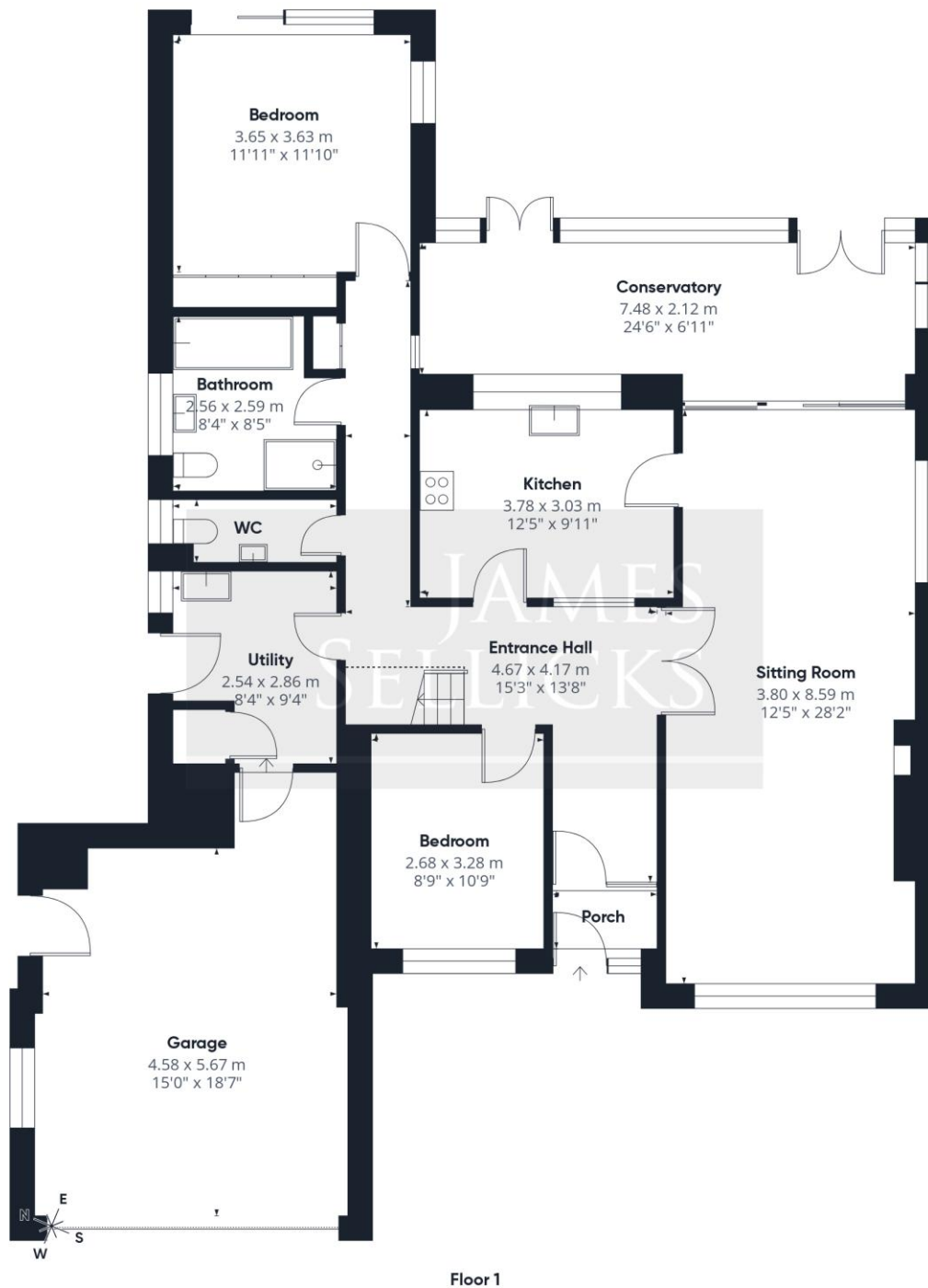
Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.









Floor 1



Floor 2

Approximate total area⁽¹⁾

173.4 m²
1869 ft²

Reduced headroom

2.5 m²
27 ft²

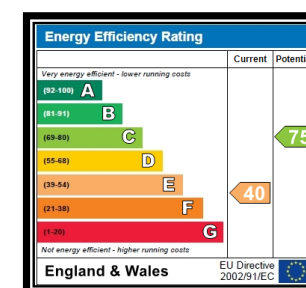
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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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