



School Lane, Gaulby

Offers Over **£325,000**


**ANDREW
GRANGER & CO**


Part of

**SHELDON
BOSLEY
KNIGHT** 
LAND AND
PROPERTY
PROFESSIONALS



5 School Lane

Gaulby, Leicester

Charming village home with field views, two bedrooms, conservatory, utility room, garage, and garden. Peaceful setting near Market Harborough and Leicester, with potential to extend.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: B

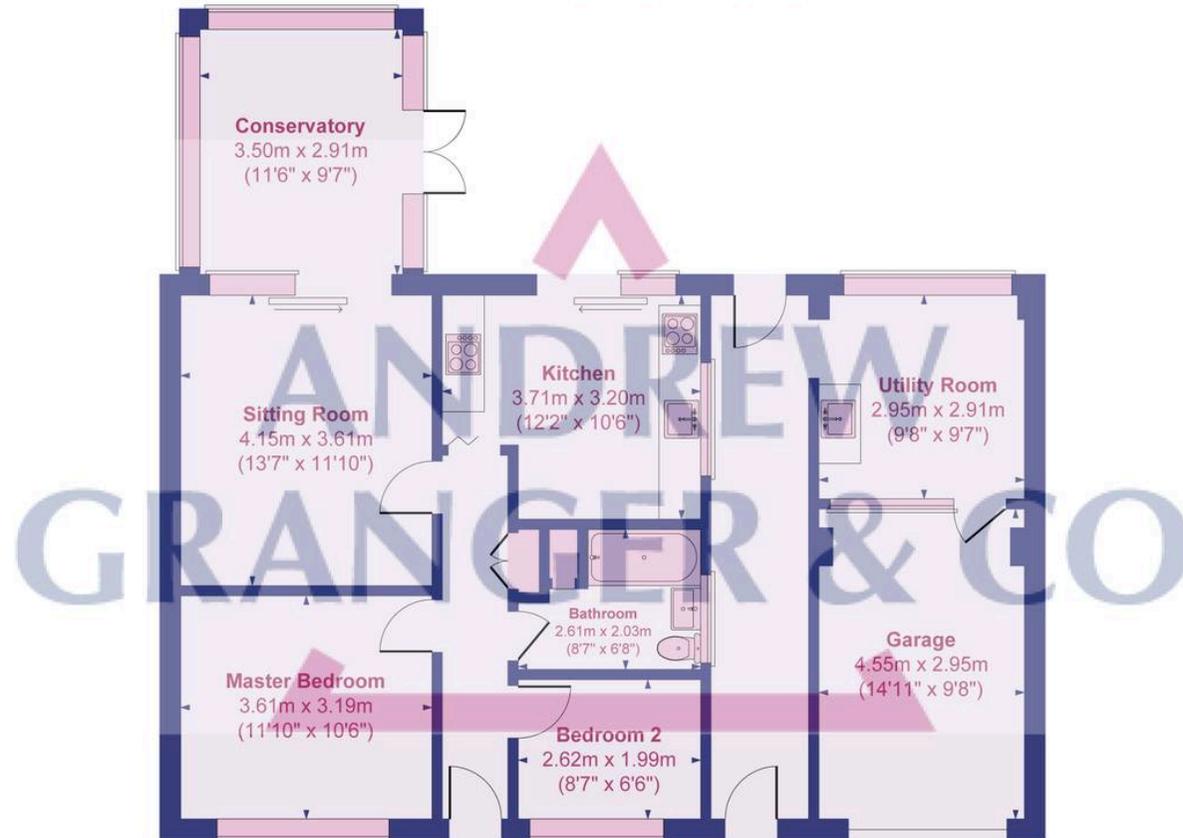
- Idyllic village location surrounded by open countryside
- Stunning open field views to the rear
- Two bedroom detached bungalow with well balanced accommodation
- Bright conservatory overlooking the garden and field views beyond
- Generous sitting room, ideal for relaxing and entertaining
- Excellent potential to extend or reconfigure, subject to planning
- Off road parking for multiple vehicles
- Garage, private garden and useful side access







Approximate Gross Internal Area
87.6 sq. m. (943 sq. ft.)
Garage At 13.0 sq. m. (140 sq. ft.)
Total 100.6 sq. m. (1083 sq. ft.)



Floor area 87.6 sq.m. (943 sq.ft.) approx
Garage 13.0 sq.m. (140 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
Built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.