

# BLACK AND WHITE COTTAGE

GUMLEY, MARKET HARBOROUGH



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## Black & White Cottage

Gumley  
Market Harborough

GUIDE PRICE: £285,000

A beautifully presented Victorian semi-detached cottage of immense charm and character with attractive walled garden and wooded views to the rear.

Beautifully presented Victorian cottage | Period features | Two bedrooms | Modern fitted kitchen | Attractive walled garden | Outbuildings | Rural setting | No upward chain

### ACCOMMODATION

The property skilfully combines period features with contemporary styling to create a beautiful home in a rural setting. The accommodation with oil fired central heating comprises a porch with an original pine front door, tiling flooring, internal window overlooking sitting room, panelled walls, stripped pine stained glass vestibule door to an entrance hall with solid oak flooring, cast iron radiator and stairs rising to the first floor.

The open plan sitting room/dining room is a light and airy room and is split into two areas, the sitting area has a feature cast iron multi-fuel stove with granite hearth and exposed brickwork, solid oak flooring, low level cast iron radiator, box bay window to front elevation with stripped pine window seat and a feature internal window over the porch. The dining area has a restored cast iron fireplace with granite hearth, two cast iron radiators, original quarry tiled floor, two windows to rear elevation, understairs storage cupboard with built in shelving.

A superbly appointed kitchen containing a range of modern white gloss eye and base level units with drawers, solid surface worktops, ceramic sink with brushed chrome mixer tap, Samsung electric fan oven and halogen hob with contemporary glass extractor

unit above, integrated fridge and dishwasher, tiled flooring, Velux roof light, windows to side and rear elevations and a door to the garden.

Stairs rise to the first floor landing with a cast iron radiator, stripped pine window seat with views of the garden, woodland and countryside beyond, useful large overstairs storage cupboard with shelving and clothes rail. Bedroom one has stripped pine floorboards, cast iron radiator, windows to side and rear elevations, door to the bathroom. Bedroom two also has stripped pine floorboards, cast iron radiator, linen cupboard, window to front elevation, door to bathroom.

Completing the first floor accommodation is the luxuriously appointed white suite comprising Matki walk-in curved shower enclosure with fixed and flexible shower heads, modern style freestanding bath with wall mounted chrome tap, sink unit with drawer under and matching low flush WC, hi-line contemporary radiator, tiled flooring, recessed fireplace and a window to side elevation.

### OUTSIDE

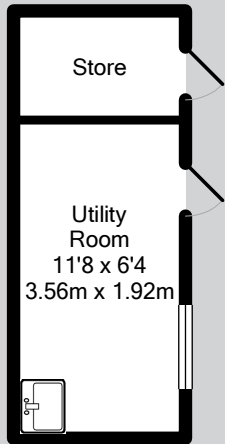
To the front of the property is gravelled frontage with attractive hedging and wrought iron gate affording private access to the side and rear of property. The pretty walled rear garden is of good size and comprises a lawned area, block paved patios and planted borders. There are three outbuildings providing ample storage space, the largest houses the boiler and is used as a utility room with a sink, plumbing for washing machine and space for other appliances.

### LOCATION

Gumley is a small rural south Leicestershire village four miles west of the market town of Market Harborough which offers 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 public house and is surrounded by some of Leicestershire's most attractive rolling countryside.







Total approx. gross internal floor area = 71.9 Sq. M / 774 Sq. Ft  
 Total approx. gross internal outbuilding floor area = 9.17 Sq. M / 98.70 Sq. Ft  
 Measurements are approximate. Not to scale. Illustrative purposes only.



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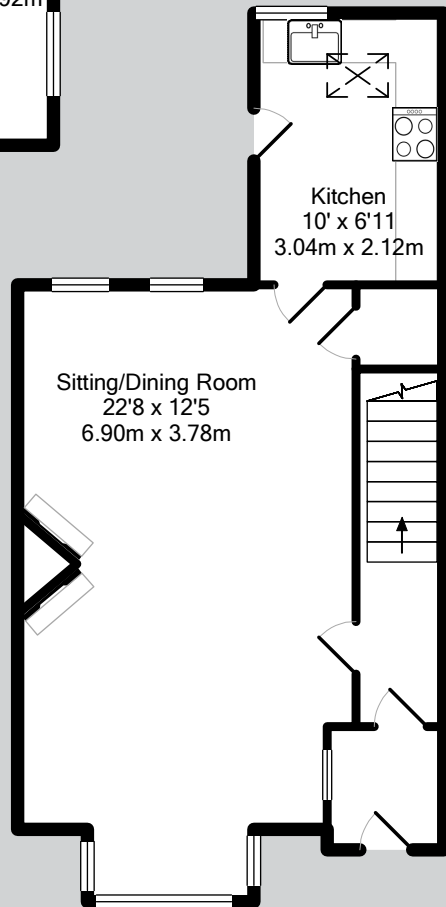
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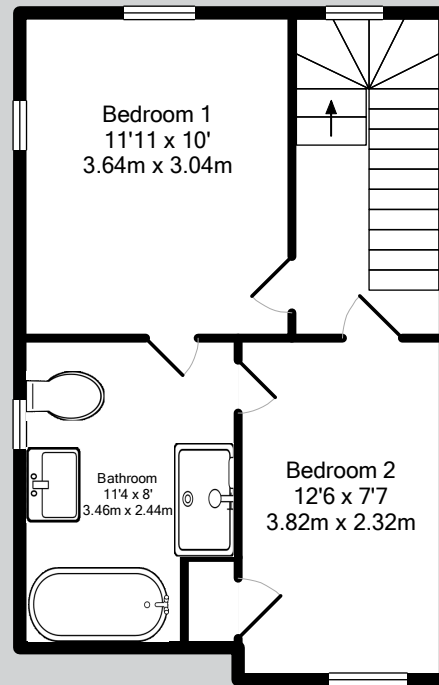
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Ground Floor



1st Floor

**DIRECTIONAL NOTE**  
 Proceed from the centre of Market Harborough leave via the Leicester Road, at the A6 roundabout turn left towards Leicester. Take the second turning on the left hand side as signposted to Foxton. Turn left as signposted to Gumley. Continue on the Main Street where Black and White Cottage may be found on the right hand side as indicated by our agents for sale board.

**Important Notice**

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

**Measurements 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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