



8, MAIN STREET, GAULBY, LEICESTERSHIRE, LE7 9BE  
GUIDE PRICE £425,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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A most impressive four bedroomed end cottage of immense charm and character occupying a delightful position on the fringes of the picturesque East Leicestershire village of Gaulby with beautiful and far reaching views over attractive open countryside.

The beautifully appointed accommodation benefits from oil fired central heating and timber frame double glazing, currently including an entrance porch hallway, living room, study, magnificent fitted breakfast kitchen opening into the dining room, utility room and cloakroom/wc to the ground floor.

On the upper floor off a central landing lies a fantastic master bedroom with en-suite shower room, three further bedrooms and family bathroom.

Externally, the property stands well along Main Street with shared driveway leading onto a detached double garage, fully enclosed rear courtyard garden, landscaped to require low maintenance with gated access and brick store housing the oil tank.

#### LOCATION

Gaulby is an attractive and highly sought after rural village in East Leicestershire.

Located just 7 miles from the City of Leicester, 9 miles north of Market Harborough and 12 miles from Oakham, Gaulby is well positioned with strong transport links to the A47 (Leicester - Peterborough) and the A6 (Leicester - Kettering). The M1 (J21) is about 9 miles away and Nottingham East Midlands Airport is about 22 miles away.

Market Harborough Railway Station provides direct trains to London St Pancras in about 60 minutes.

There is primary school education available in Billesdon and Houghton-on-the-Hill, both within a 2 mile radius. Private education is available in nearby Great Glen at Stoneygate School, and further afield the Leicester Grammar School. There are a number of notable schools nearby including Uppingham and Oakham.

#### VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough, proceed northbound via Leicester Road, continuing over the A6 roundabout onto the Melton Road (B6047), passing through the villages of Church Langton and Tur Langton, turning second left at Three Gates, following the signposts to Kings Norton. On entering the village, turn right onto Gaulby Road.

Proceed along until you reach the village, continuing over the cross roads past the church where number 8 Main Street will be the last house on the right hand side.

#### ACCOMMODATION IN DETAIL

The beautifully appointed accommodation benefits from oil fired central heating and timber frame double glazing, currently including:

#### GROUND FLOOR

##### ENTRANCE PORCH 6'8 x 3'5 (2.03m x 1.04m )

With timber double glazed entrance door from the front, timber double glazed window to the side, ceiling light point, single panelled radiator, tiled flooring and access to the main accommodation.

##### HALLWAY 15'8 x 6'8 plus 3' x 5' (4.78m x 2.03m plus 0.91m x 1.52m)

With glazed door from the porch, ceiling light point, dado rail, single panelled radiator, wooden flooring and attractive staircase rising to the first floor landing.

##### SPACIOUS LIVING ROOM 15'1 x 16'2 (4.60m x 4.93m )

With timber double glazed window to the side, timber double glazed windows to either side of French doors opening directly out to the rear courtyard garden, ceiling light point, double panelled radiator, feature open brick fireplace with tiled hearth, TV aerial socket and wooden flooring.

##### DINING AREA 11'9 x 12'7 (3.58m x 3.84m)

With timber double glazed window to the side, six ceiling spotlights, single panelled radiator, wooden flooring and large opening through to the luxury fitted breakfast kitchen.

##### LUXURY FITTED BREAKFAST KITCHEN 12'8 x 14'8 (3.86m x 4.47m)

With timber double glazed window to the front, nine spotlights, attractive range of high quality matching timber units with quartz work surfaces, 1 1/4 bowl drainer sink with mixer taps above, integrated fridge/freezer, integrated dishwasher, Rangemaster High-Lite oven, induction hob, extractor hood above, centre island with storage units, breakfast bar and wine racks, feature vertical panelled radiator, tiled flooring.

##### UTILITY ROOM 6'11 x 11'1 (2.11m x 3.38m )

With timber double glazed window and door opening directly out to the rear courtyard garden, ceiling light point, range of built-in units to base and eye levels with work top surfaces, single







bowl drainer sink with mixer taps, plumbing for washing machine, single panelled radiator, tiled flooring.

#### **STUDY 6'8 x 9'9 (2.03m x 2.97m )**

With timber double glazed windows to the rear and side aspects, ceiling light point, single panelled radiator, telephone point and wooden flooring.

#### **CLOAKROOM/WC 3'1 x 5' (0.94m x 1.52m)**

With timber double glazed opaque window to the side, ceiling light point, low level flush wc, single panelled radiator, hand basin and wooden flooring.

#### **FIRST FLOOR**

#### **LANDING 15'4 x 6'6 (4.67m x 1.98m )**

With timber double glazed window to the side, ceiling light point, timber balustrade, wooden flooring and versatile space ideal for storage or a study area.

#### **MASTER BEDROOM 15'7 x 11'7 (4.75m x 3.53m)**

With timber double glazed windows to the side and rear aspects, ceiling light point, single panelled radiator, TV aerial socket and en-suite shower room.

#### **EN-SUITE 6'1 x 6'9 (1.85m x 2.06m )**

With timber double glazed window to the rear, ceiling light point, extractor fan, low level flush wc, pedestal wash basin, shower within cubicle, single panelled radiator, shaver point and wooden flooring.

#### **BEDROOM TWO 11'7' x 12'5 (3.53m' x 3.78m)**

With timber double glazed windows to the front and side aspects, ceiling light point, single panelled radiator.

#### **BEDROOM THREE 14'8 x 9' (4.47m x 2.74m)**

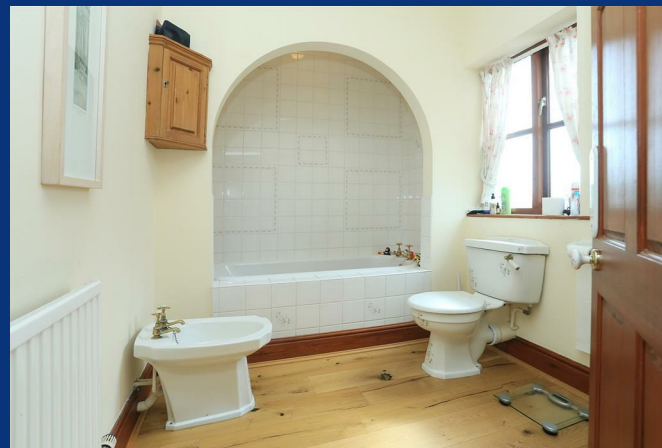
With two timber double glazed windows to the front, ceiling light point, single panelled radiator and range of built-in wardrobes.

#### **BEDROOM FOUR 11' x 10'2 (3.35m x 3.10m)**

With timber double glazed window to the rear, ceiling light point, single panelled radiator and built-in airing cupboard.

#### **FAMILY BATHROOM 6'10 x 9'1 (2.08m x 2.77m)**

With timber double glazed opaque window to the side, two ceiling light points, low level flush wc, bidet, pedestal wash basin, bath, single panelled radiator, shaver point and wooden flooring.









### DOUBLE GARAGE

With electric up and over door from the front, lighting and power with storage space above.

### OUTSIDE

Externally, the property stands well along Main Street with shared driveway leading onto a detached double garage, fully enclosed rear courtyard garden, landscaped to require low maintenance with gated access and brick store housing the oil tank.

### FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating awaited.

### COUNCIL TAX

Council Tax Band F. For further information contact Harborough District Council 01858 828282

### STAMP DUTY

Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000: Zero. The next £125,000 (the portion from £125,001 to £250,000): 2%. The next £675,000 (the portion from £250,001 to £925,000): 5%. The next £575,000 (the portion from £925,001 to £1.5 million): 10%. The remaining amount (the portion above £1.5 million): 12%. A further 3% will be payable on the whole amount if this is an additional property to one that you already own. For properties costing up to £500,000, first time buyers will pay no stamp duty on the first £300,000.

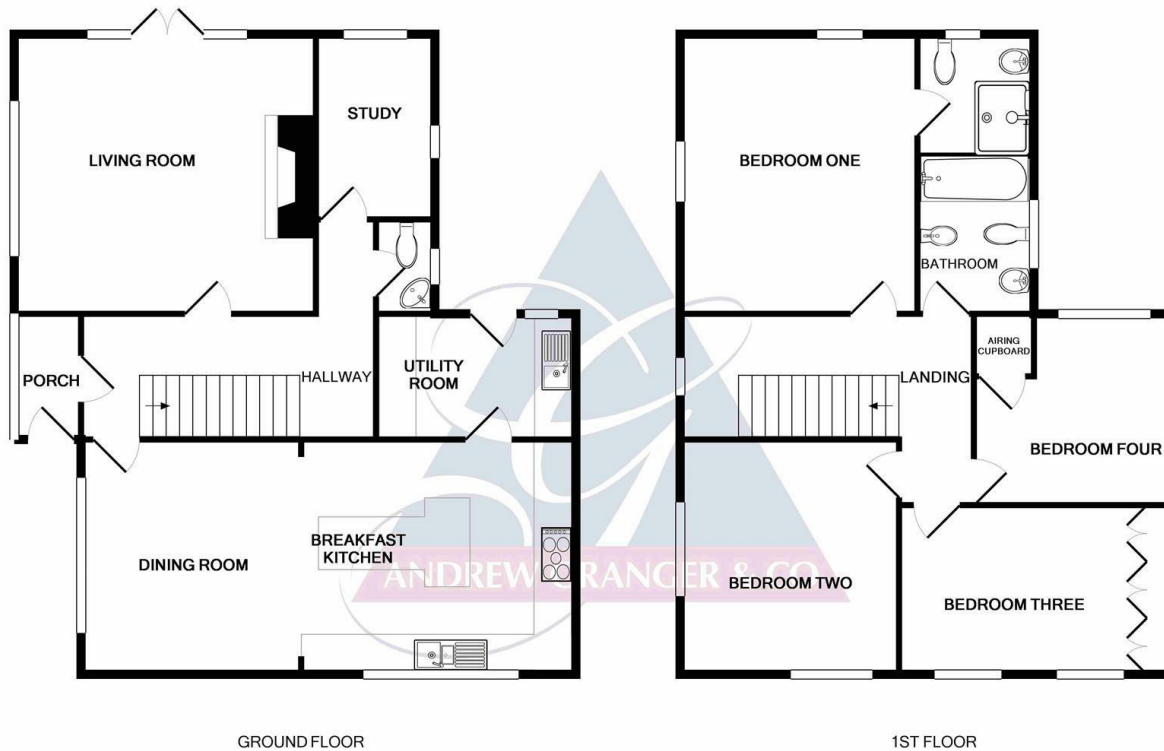
### MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.





## LOCATION



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**Call 01858 431 315**

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