

The Old Engine House
Main Street
Gumley
Market Harborough
Leicestershire
LE16 7RU

£570,000

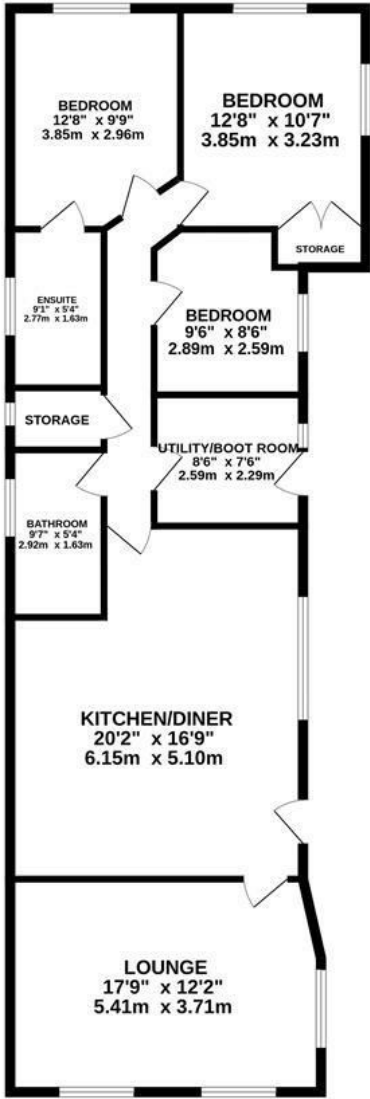


OSCAR JAMES

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FLOOR PLANS

GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Well proportioned living room with oak effect flooring



Modern open plan kitchen/ dining/family room



Three generously sized bedrooms



Family bathroom and ensuite to the principle bedroom



Lawned garden with patio area and far reaching views



Driveway providing off road parking and access to the detached garage



WHAT'S GREAT?

Situated in the picturesque village of Gumley this stunning period home was originally built in 1870 and having been extended now offers modern and contemporary living with fantastic open plan accommodation. Offered for sale with no chain this fantastic home also boasts stunning views stretching over neighbouring countryside.

The property provides spacious accommodation briefly comprising a well proportioned kitchen/dining/family home creating a superb hub to the home, generously sized living room, utility/boot room, walk in storage cupboard from the inner hallway, family bathroom with three piece suite and three sizeable bedrooms with the principle bedroom benefitting from an ensuite shower room created from the previous fourth bedroom.

Outside the property

The neat frontage features a gated archway providing off road parking and access to the detached garage. The rear garden boasts far reaching views of the undulating countryside and features a paved patio area with lawned garden and steps down to the lower level patio

and further lawned garden with a variety of established trees

Location

Gumley is a small rural village with a church, village hall and public house, equi-distant between Northampton and Leicester, 4 miles west of the market town of Market Harborough, which offers excellent shopping and leisure facilities.

There are mainline rail connections to London, St Pancras International from Market Harborough, whilst junctions 20 and 21 of the M1, as well as the A14, M6 and M69 are also easily accessible for vehicular travel.

...expect excellence



SELLER'S SECRET

This property has been amazing for us and we have loved living in Gumley. The views are stunning and it was one of the main factors for us purchasing the property.



Why we like it....

This property has so much to offer and should appeal to a wide range of buyers with such spacious accommodation spanning over one floor.

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7 St Marys Road | Market Harborough | LE16
7DS

01858 458 458

www.oscar-james.com

To buy or not to buy....
