

JAMES
SELICKS



20 OLD CHARITY FARM

STOUGHTON, LEICESTERSHIRE

20 Old Charity Farm
Stoughton
Leicestershire
LE2 2EX

An attractive and spacious four bedroom, three bathroom detached family home positioned on a generous plot, on this prestigious development built by Messrs. Bryant Homes, on the peripheries of this popular south east Leicestershire village.

Reception hall • cloakroom • large sitting room • dining room • study • large living/dining kitchen • utility room • four double bedrooms • three bathrooms • driveway • double garage • beautiful landscaped gardens • uPVC double glazing • EPC - C

Location

Stoughton is a rural village, conveniently located approximately four miles south east of Leicester, flanked by some of Leicestershire's most attractive rolling countryside, yet within easy travelling distance of neighbourhood shopping, local amenities within nearby Oadby with an abundance of shopping, sporting and social activities and the regarded Gartree and Beauchamp colleges. Leicester city centre with its professional quarters and mainline railway station, together with the popular market towns of Oakham and Market Harborough are easily accessible to the south and east.

Accommodation

The property is entered via a storm porch and uPVC door with decorative inserts leading into a reception hall with wood laminate effect flooring and ceiling coving, housing the stairs to the first floor, a useful built-in understairs storage cupboard and a ground floor cloakroom with a two piece suite. There is a study with a window to the front. The large sitting room has a bay window to the front elevation, a feature wooden fireplace surround with decorative tiled inserts and a cast iron living flame effect fire and marble hearth, ceiling coving and French doors leading onto the patio. Double doors lead into the dining room, with a window to the front and ceiling coving. The living/dining kitchen has a window overlooking the rear garden and boasts an excellent range of grey eye and base level units and drawers, ample preparation surfaces, tiled splashbacks, a sink and drainer unit with mixer tap above, integrated appliances include a stainless steel double oven, four-ring gas hob with extractor unit above and a dishwasher, there is ample space for a dining table, fridge and freezer, inset ceiling spotlights and wood laminate effect flooring. An archway leads through to a family room with a continuation of wood laminate effect flooring and inset ceiling spotlights, French doors leading onto the patio and access to a utility room with matching a range of base level units and preparation surfaces, an inset sink and drainer unit, space and plumbing for washing machine and tumble dryer and a useful built-in storage area.







To the first floor is a spacious landing. The master bedroom enjoys an excellent range of built-in wardrobes, drawers and cupboards, three windows to the front elevation and a stunning en-suite with a three piece suite comprising an enclosed WC, a wash hand basin with drawers beneath and mirror over and a tiled and glazed walk-in shower enclosure, chrome heated towel rail, inset ceiling spotlights, tiled walls, wood laminate flooring and two windows to the front. The second bedroom also has built-in wardrobes, a window to the rear and an en-suite with a three piece suite. There are two further double bedrooms, each with two windows to the rear and built-in wardrobes. The family bathroom has a window to the front and provides a four piece suite comprising a bath, shower enclosure, pedestal wash hand basin and a low flush WC, part tiled walls and an opaque glazed window to the front.

Outside

To the front of the property is tarmac driveway providing ample off street car standing and giving access to the double garage with two up and over doors and a personal door to the rear. Gated side access leads to beautiful, professionally landscaped rear and side gardens with a patio entertaining area, a shaped lawn, a variety of trees, shrubs and flowers, walled and fenced boundaries.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: G



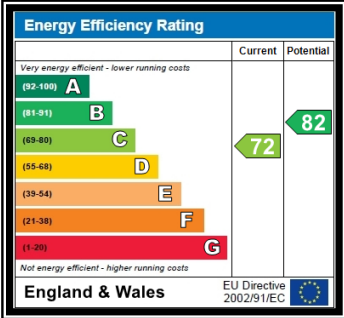
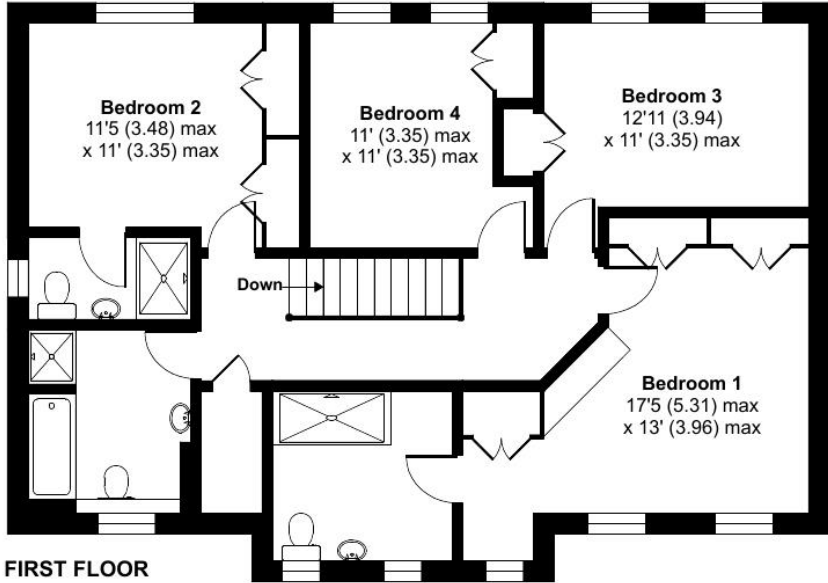
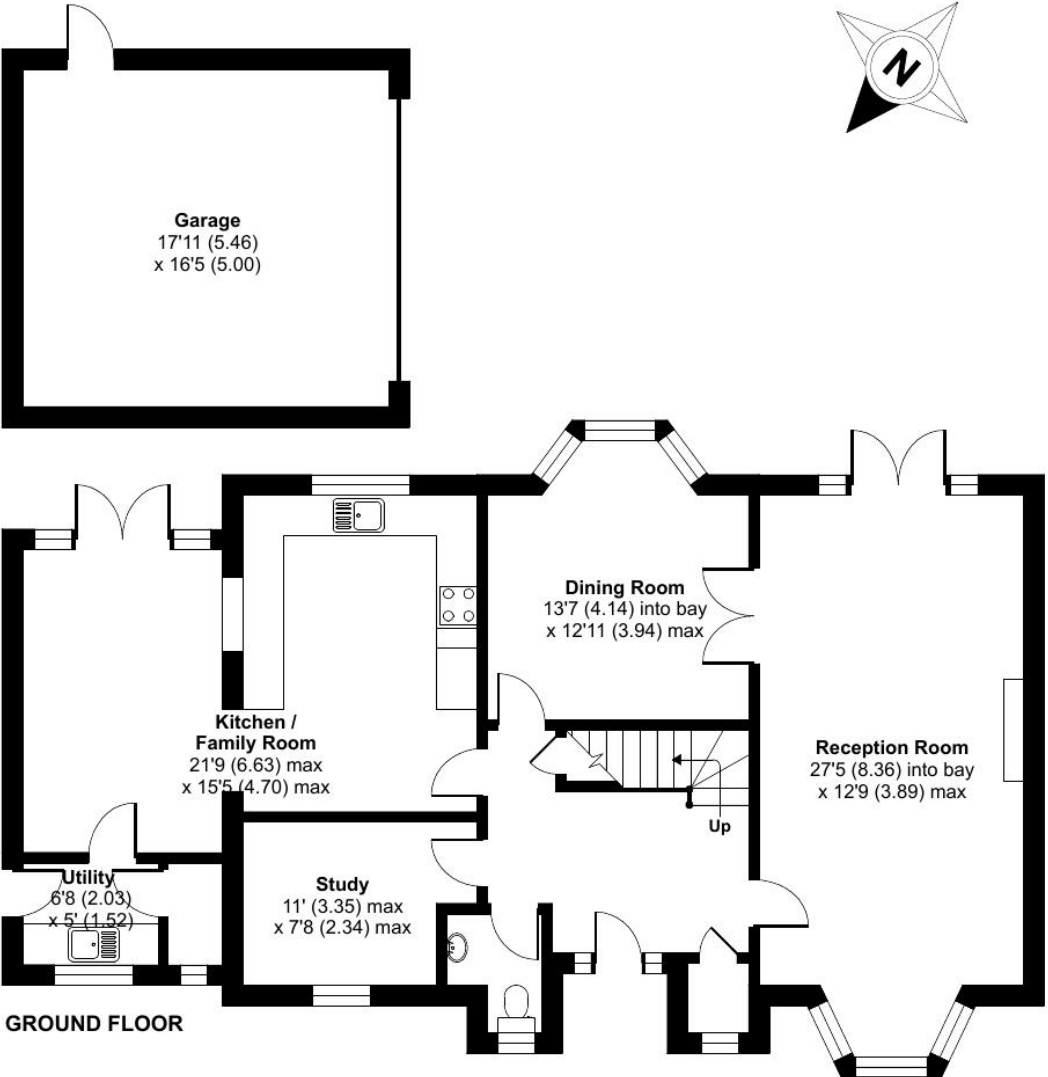




Old Charity Farm, Stoughton, Leicester, LE2

Approximate Area = 2124 sq ft / 197.3 sq m
 Garage = 297 sq ft / 27.5 sq m
 Total = 2421 sq ft / 225 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for James Sellicks Estate Agents. REF: 1048987

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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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