

JAMES
SELICKS

21 GAULBY LANE

STOUGHTON, LEICESTERSHIRE LE7 9RG

PRICE: £700,000





A fantastic, beautifully extended, Grade II Listed period village home offering superb and spacious accommodation and boasting five double bedrooms and a stunning living kitchen.

Reception hall • living kitchen • utility room • inner lobby • ground floor shower room • sitting room • reception room two (currently a gym) • master bedroom • en-suite • bedroom two • en-suite • three further bedrooms • family bathroom • front garden • slate parking bay • shared side driveway • further rear parking space • south-facing rear gardens • EPC - D

Location

This rural village is conveniently located approximately four miles distant of Leicester, flanked by attractive rolling countryside, yet within easy travelling distance of amenities within nearby Oadby with an abundance of shopping, sporting and social activities and the regarded Gartree and Beauchamp colleges. Leicester with its professional quarters and mainline railway station, together with the market towns of Oakham and Market Harborough are also easily accessible.

Accommodation

The property is entered via a solid wood front door with a leaded inset and a window to the side, leading into a reception hall with a cast iron radiator and wooden flooring housing the return staircase to the first floor and having a stable door to the rear. The stunning living kitchen has two windows to the side and boasts an excellent range of contemporary eye and base level units and soft-closing drawers, ample preparation surfaces, space and plumbing for an American style fridge-freezer and a range style cooker, tiled splashback and stainless steel and glass extractor unit above, an island unit housing a sink and drainer unit with a Chef's mixer tap, integrated Hotpoint dishwasher, feature pendant lighting and further spotlights, wooden flooring and two sets of French doors leading onto the garden. A utility room with eye level units, solid wood worktops and tiled splashbacks provides plumbing for an automatic washing machine and tumble dryer. An inner lobby with slate tiled flooring with a cast iron radiator houses the stairs to the first floor with an understairs cloaks cupboard beneath. The beautiful sitting room retains the original bay window to the front, two cast iron radiators, an open fireplace with an oak beam above and a further window to the side. Reception room two (currently used as a gym) has a stable door and windows overlooking the garden to the rear, slate tiled flooring, a built-in storage cupboard, spotlights and exposed original oak beams.

The galleried first floor landing has a window to the rear and exposed beams, housing a cupboard with an inset Worcester wall mounted boiler. An inner landing with windows to the front and rear houses a cast iron log burner. The master bedroom has a window and Velux to the side, a dressing room with spotlights and an en-suite with a window to the rear, a Jacuzzi bath, low flush WC, wash hand basin with cupboard under, heated chrome towel rails, spotlights fully tiled walls and wooden flooring. Bedroom two has a window to the side and an en-suite with a window to the front, a tiled bath with a glass shower door and electric shower over, low flush WC, wash hand basin with cupboard under, heated chrome towel rail, fully tiled walls and wooden flooring. Bedroom three has windows to the front and side, an excellent range of built-in wardrobes with solid wood doors and wooden flooring. Bedroom four has a window to the front and loft access. Bedroom five has a window to the rear and wooden flooring. The family bathroom has a window to the rear, a tiled bath with a glass shower door and rainforest shower over, pedestal wash hand basin, low flush WC, heated chrome towel rail, part tiled walls and wooden flooring.

Outside

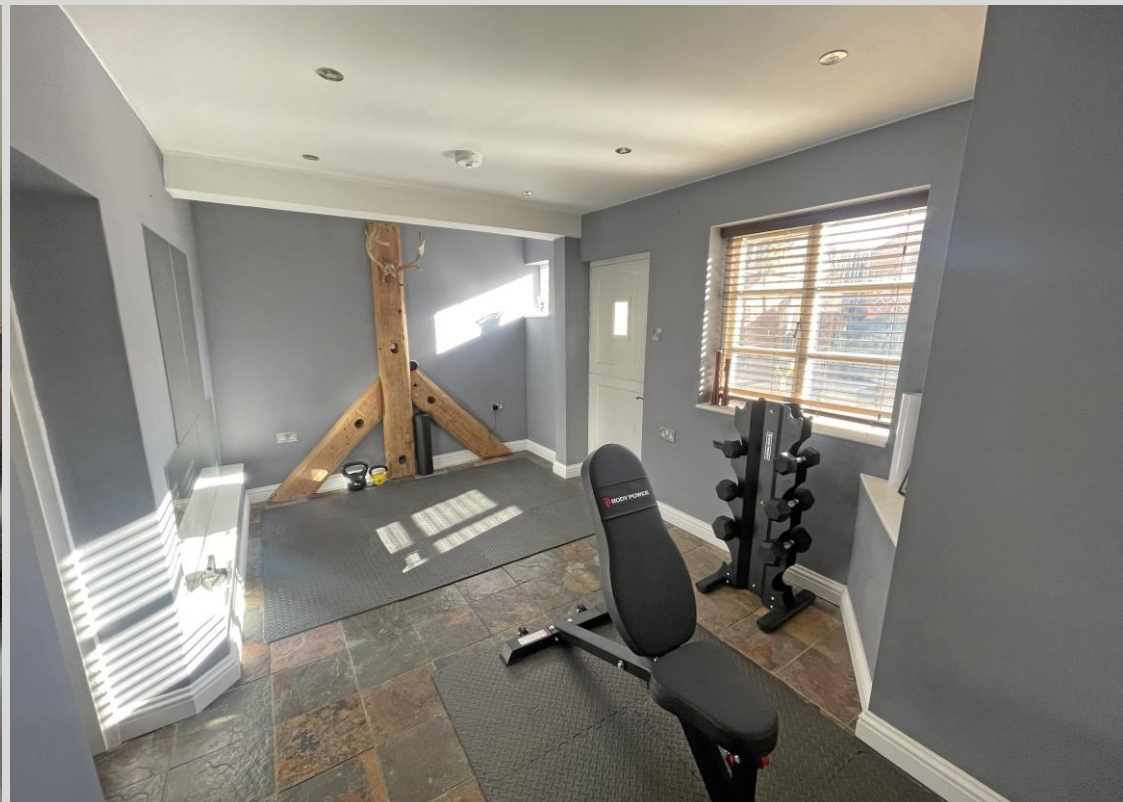
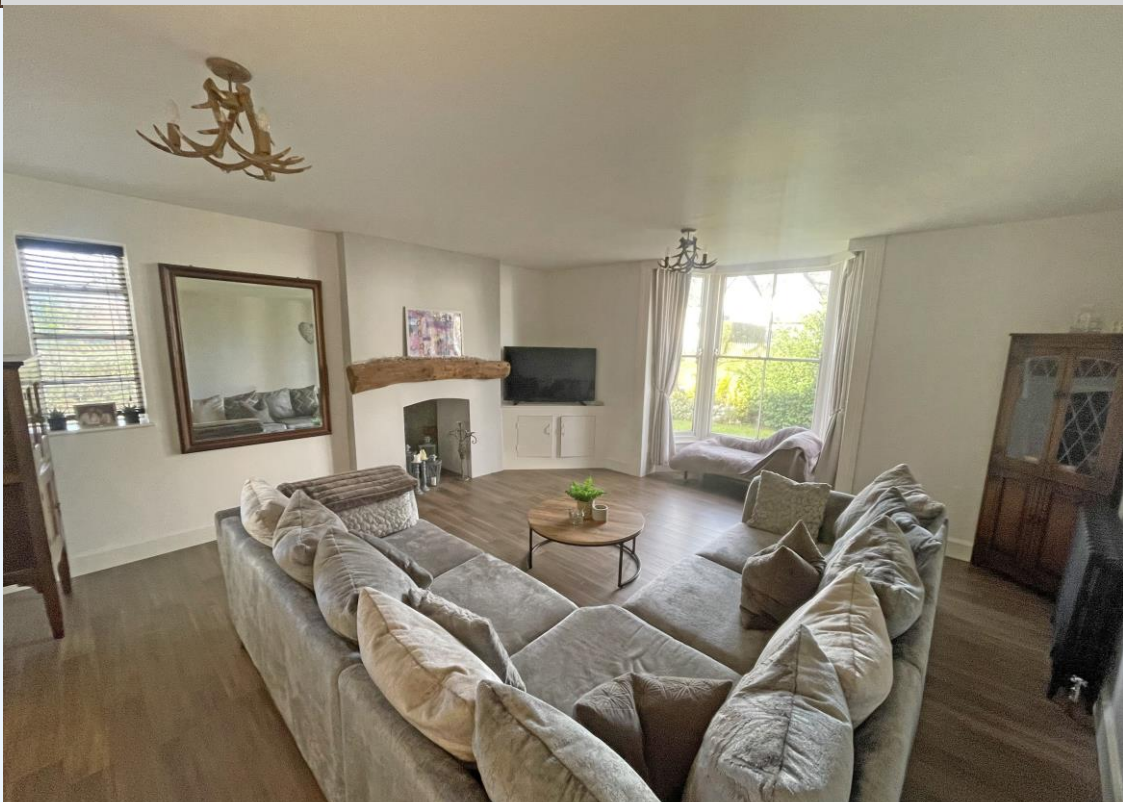
To the front of the property is a good-sized lawned garden set behind an original wall with mature borders, a slate parking bay and a shared side driveway leading to a further parking space to the rear, along with south-facing walled and fenced gardens with a raised, decked entertaining area and an astroturf lawn.

Tenure: Freehold

Local Authority: Harborough, Tax Band: C

Services: The property is offered to the market with all mains services and gas-fired central heating.







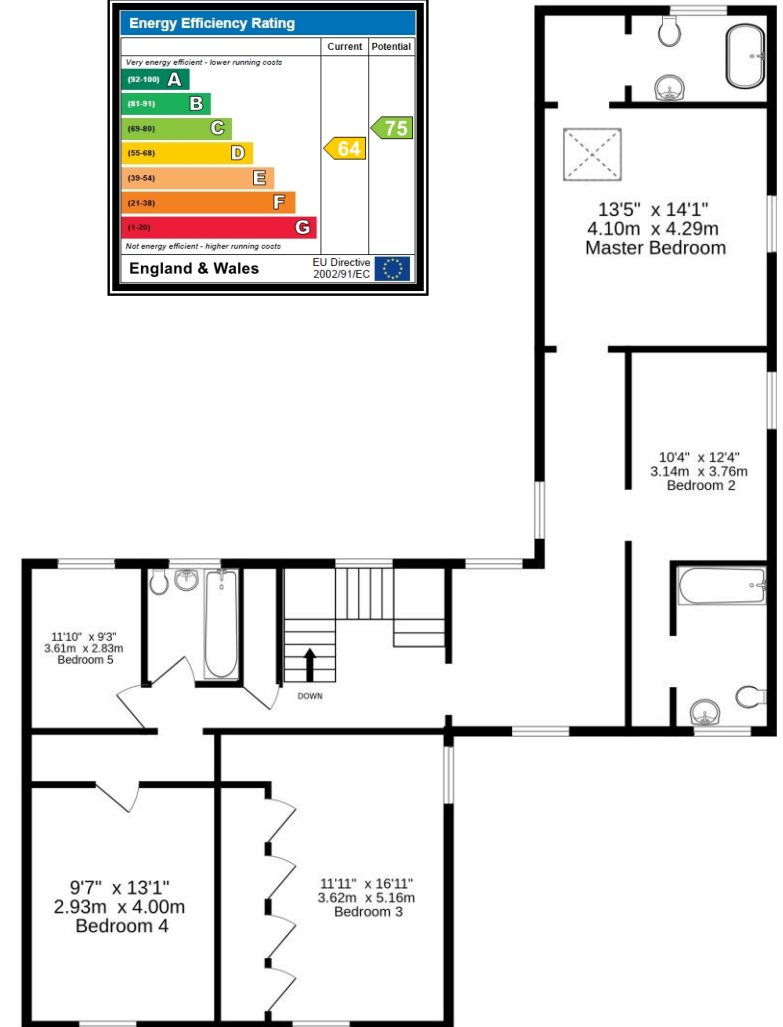
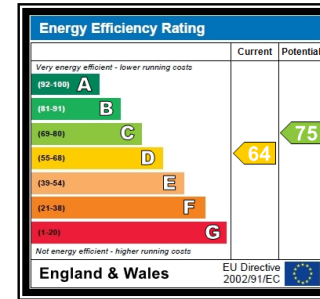
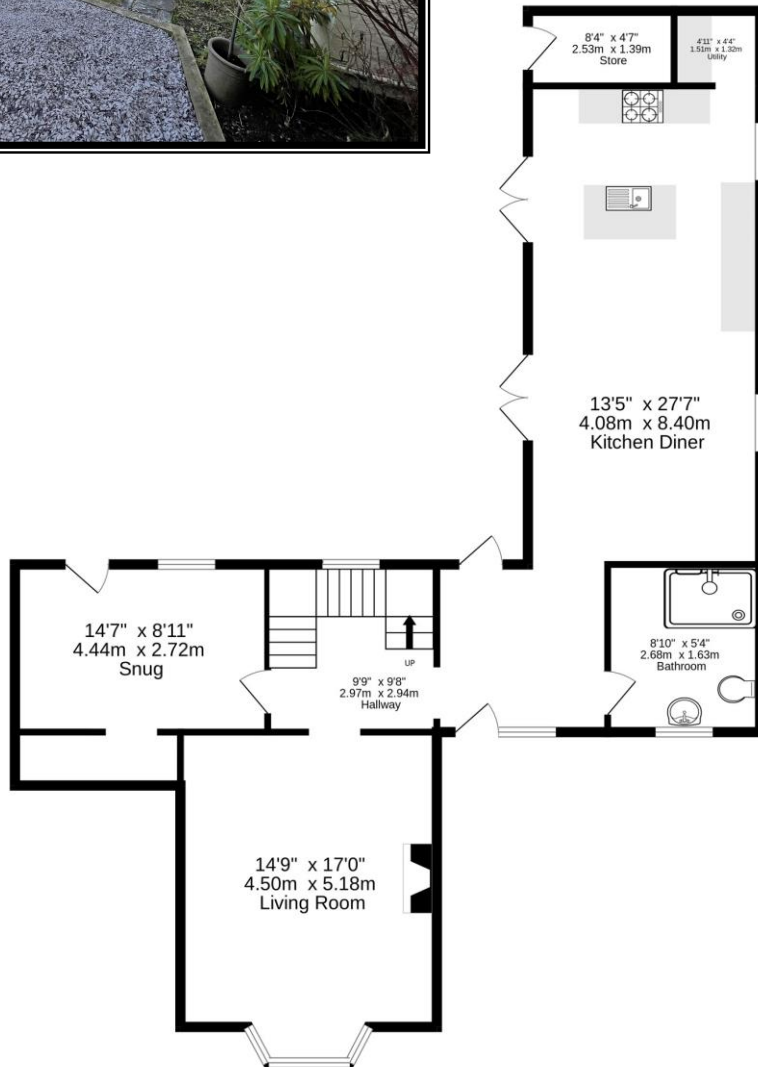




21, Gaulby Lane Stoughton, Leicestershire, LE2 2FL

Total Approximate Gross Internal Floor Area = SQ FT / SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.



JAMES SELICKS

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



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 warrant, 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.

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.

