

JAMES SELICKS

2 THE BYWAYS

GAULBY LANE, STOUGHTON
LEICESTERSHIRE LE2 2FL

OFFERS OVER: £200,000



An attractive two bedroom ground floor apartment within The Byways, a beautiful farmhouse conversion in the popular village of Stoughton.

Communal entrance hall • private entrance hall • sitting room • kitchen • master bedroom • bedroom two • bathroom • communal grounds • car park • EPC – C

Location

This rural village is conveniently located approximately four miles south-east of the city whilst being flanked by some of Leicestershire's most attractive rolling countryside. Local amenities are available at nearby Oadby offering an abundance of shopping, sporting and social activities, with the popular market towns of Oakham and Market Harborough easily accessible to the south and east.

Accommodation

The building is entered via a smart communal entrance hall. A large, private entrance hall provides access into the apartment and space for an office/study area, with a window to the side. The spacious sitting room has a large, leaded wooden uPVC double glazed leaded window to the front elevation and a recess with built-in shelving. The kitchen is by Messrs Howdens and boasts an excellent range of soft grey eye and base level units with wood effect preparation surfaces, a stainless steel one and a half bowl sink and drainer unit with a mixer tap and leaded window above, integrated appliances include a Logik fridge-freezer, Lamona stainless steel oven with stainless steel gas hob and an extractor unit above, plumbing for an automatic washing machine, a newly fitted Worcester boiler and a glass block square window to the hallway.

The master bedroom has a dual aspect with windows to either side elevation. Bedroom two has a window to the side. The bathroom provides a three-piece suite comprising a panelled bath with tiled splashback, a glazed shower door and shower above, a low flush WC and a pedestal wash hand basin with mixer tap, shaver point, inset ceiling spotlights, a heated towel rail and extractor fan.

Outside

The building enjoys attractive, well maintained communal grounds and a car park providing two allocated parking spaces.

Lease Details

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by potential Purchaser's Solicitor.

As an equal partner in the Byways Management Company the property comes with own its share of the land freehold, therefore no ground rent is payable.
There is a service charge of £1,800 payable per annum.

Details supplied by vendor 22nd February 2024.

Tenure : Leasehold

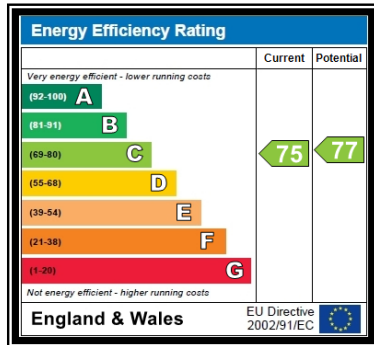
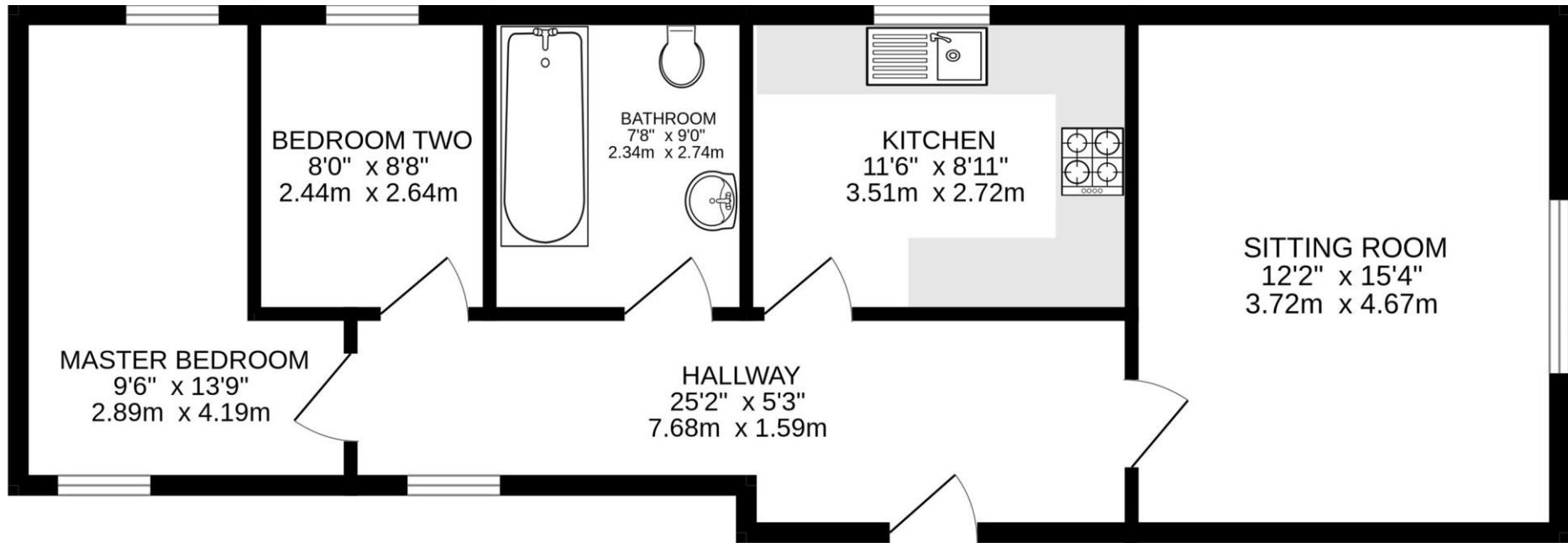
Local Authority : Harborough District Council

Tax Band : B









2 The Byways, Gaulby Lane, Stoughton, Leicester, LE2 2FL

Total Approximate Gross Internal Floor Area = 699 SQ FT / 65 SQ M

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



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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.

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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.



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