

JAMES SELICKS

25 GAULBY LANE

STOUGHTON, LEICESTERSHIRE LE2 2FL

GUIDE PRICE: £395,000



Dating back to the 16th Century, this pretty, quintessentially English Grade II Listed cottage oozes charm and character, whilst enjoying a superb contemporary interior.

Wood framed double glazing • underfloor heating • sitting room • family room • stunning dining kitchen • cloakroom • master bedroom • en-suite • two further bedrooms • bathroom • gardens to front and rear • sunken patio • parking space • EPC – C

Location

The rural village of Stoughton is conveniently located approximately four miles distant of Leicester, providing good access to the professional quarters and mainline railway station, and the market towns of Oakham Market Harborough, whilst being flanked by attractive rolling countryside. The village itself offers a parish church with an abundance of shopping, sporting and social activities within nearby Houghton on the Hill and Oadby, with the regarded Gartree and Beauchamp colleges.

Accommodation

A solid wood front door with frosted glass insert leads into the cosy sitting room, having a window to the front, solid oak flooring, original ceiling beams, an Inglenook space with oak mantel over, two original built-in storage cupboards and a further understairs storage cupboard. A useful ground floor cloakroom offers a two piece suite. The family room has a window to the front, a feature wood fireplace with a cast iron surround with decorative tiled hearth and open fire, original ceiling beams, oak flooring, a built-in meter cupboard and a further built-in storage cupboard. The stunning dining kitchen boasts a vaulted ceiling and an excellent range of gloss white contemporary eye and base level units and soft-closing drawers with ample solid wood preparation surfaces, metro tiled splashbacks, a Belfast sink with chrome Chef's mixer tap and window over, a Stoves range style cooker with extractor unit above, integrated fridge-freezer, inset ceiling spotlights, four Velux windows, a brick built chimneybreast with inset cast iron log burner, polished tiled flooring and French doors leading onto the rear patio area.

The first floor landing gives access to the master bedroom, with a window to the front, a feature wood fireplace with cast iron inset, an original built-in storage cupboard and an en-suite with a double shower enclosure and rainforest shower, an enclosed WC, wash hand basin with cupboard under, fully tiled walls and floor. Bedroom two has a window to the front, an original built-in storage cupboard and a feature wooden fireplace with cast iron inset. Bedroom three has a window to the rear. A bathroom with a window to the rear has a tiled bath with shower over, wash hand basin with cupboards beneath and an enclosed WC, fully tiled walls and floor.

Outside

The property is approached via fenced, lawned front gardens with raised flowerbeds and a paved path to the front door. To the rear of the property is a beautiful sunken patio with doors into the kitchen which is a real sun trap until sunset, and steps leading upto a fully walled, lawned south facing garden with flowerbeds, a wooden shed and a gate giving access to an allocated parking space.

Tenure: Freehold **Local Authority:** Harborough District Council, **Tax Band:** C

Listed Status: Grade II **Conservation Area:** Stoughton (Harborough)

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre broadband, 49 – 55mbps

Covenants: The title register contains restrictive covenants, information on request.

Flooding issues in the last 5 years: None **Planning issues:** None

Accessibility: Small steps to front & rear doors, 5 steps from raised garden to kitchen back door.

Other charges: A shared, private road leads to the rear of the property for maintenance; there is a charge of £75 per annum for this.



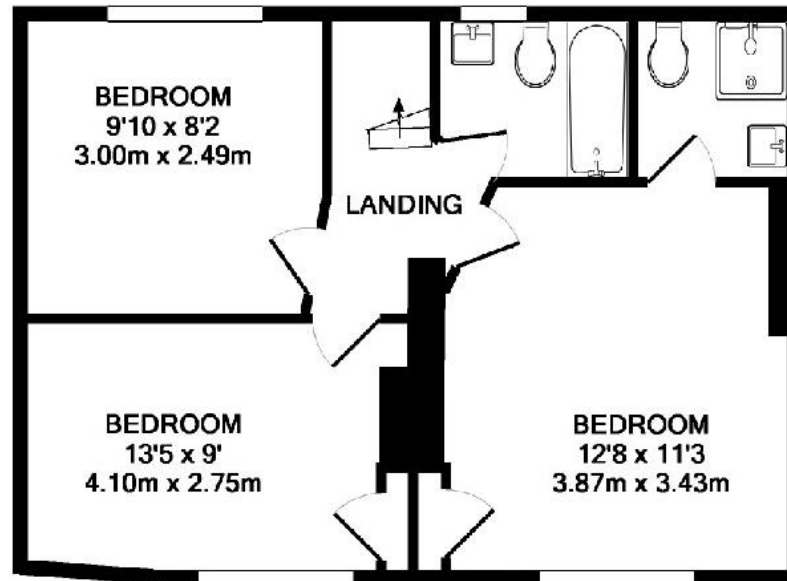
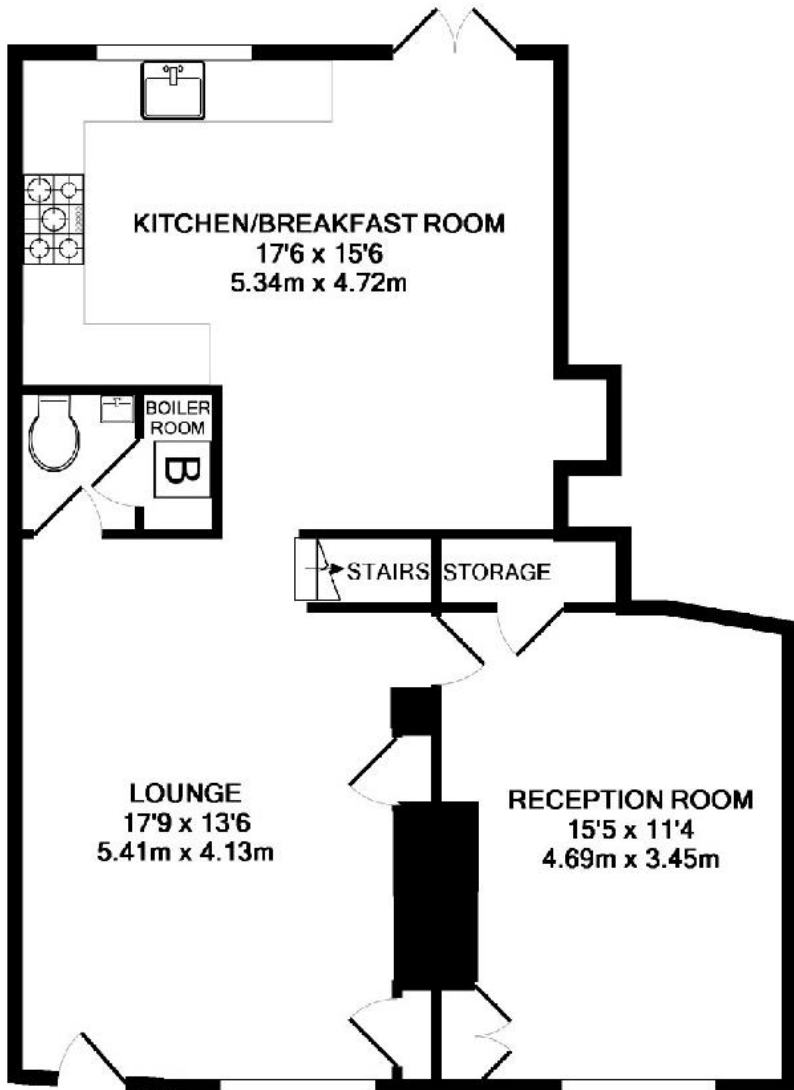




25, Gaulby Lane, Stoughton, Leicestershire LE2 2FL

Total Approximate Gross Internal Floor Area = 1144 SQ FT / 106 SQ M

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		84
81-91	B		
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

