

4 GAULBY LANE

STOUGHTON, LEICESTERSHIRE LE2 2FL



JAMES
SELICKS
LISTED BUILDINGS



GUIDE PRICE: £395,000

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A beautiful Grade II Listed two bedroom semi-detached period cottage immaculately presented by the current owners and boasting a deep rear garden, side driveway and attached double garage in the popular village of Stoughton.

Grade II Listed village cottage • Fantastic period features throughout • Sitting room • Dining room • Kitchen • Utility • Sun room • Two Bedrooms • Bathroom • Pretty cottage gardens • Ample driveway • Double garage

Location

Stoughton is a rural village, conveniently located approximately four miles south east of the city, flanked by some of Leicestershire's most attractive rolling countryside, yet within easy travelling distance of neighbourhood shopping, local amenities at nearby Oadby with an abundance of shopping, sporting and social activities and the regarded Gartree and Beauchamp colleges. The 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

This delightful cottage is entered via a pretty brick-built storm porch with brick steps up to the original glazed and solid wood front door. This gives access into an entrance hall boasting exposed beams and stairs rising to the first-floor landing. The sitting room on the left has a wooden framed double-glazed window to the front elevation, exposed beams, and a creating a lovely focal point to the room is a cast iron log burner sitting on a tiled hearth under an Oak beam. Two storage cupboards complete the sitting room. A door from the sitting room gives access to the dining room which boasts exposed ceiling beams, a cast iron fireplace, a radiator and cover, and engineered oak flooring. A cloakroom off has two windows to the side elevation, a low flush WC, wash hand basin, exposed beams and engineered oak flooring.

The dining room is open plan to the kitchen with an extensive range of shaker style eye and base level units, drawers and bin drawers with granite worktops over and an undermounted Belfast sink with granite drainer and wine store below. Integrated appliances include fridge and dishwasher. There are ceiling spotlights and a tiled floor which leads into the utility room. This has a window to the rear elevation, a good range of matching eye and base level units and drawers with worktops over, a sink with swan neck mixer tap. There is an electric cooker with four-ring hob above, spotlights on a track and space and plumbing for a washing machine.

Stairs rise to the first floor where bedroom one has a wooden framed double-glazed window to the front elevation, built-in wardrobes and a cast on fireplace. Bedroom two has a window to the rear elevation and boasts exposed beams. The bathroom completes the accommodation and has a wooden framed double-glazed window to the side elevation, a panelled bath, low flush WC, shower cubicle, storage cupboards, a wash basin, radiator and towel rail, and tiled flooring with underfloor heating. On the landing is a wooden framed double-glazed window to the rear elevation and storage cupboard.

Outside

To the front of the property are pretty cottage gardens; to the side is a five-bar gate leading to a gravel driveway with car standing for several vehicles which leads to a detached double garage with an electric roller door, power, lights, storage above and personal door to the side. From the driveway a wrought iron gate leads to a rear patio entertaining area, with access to the house via the garden room. Raised brick walls retain mature planted flowerbeds and steps lead up to deep lawned gardens with mature planted borders, a further entertaining area and two sheds enjoying splendid views across to the church of St. Mary and All Saints. In addition, there is an allotment available to rent.

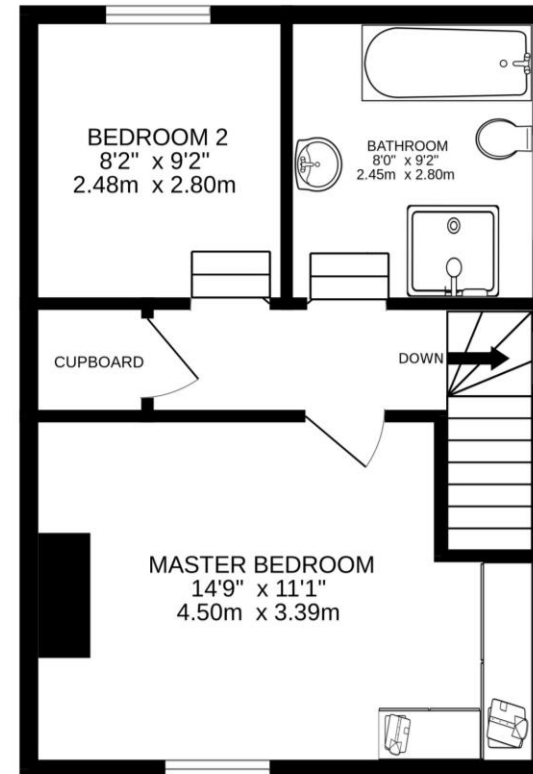
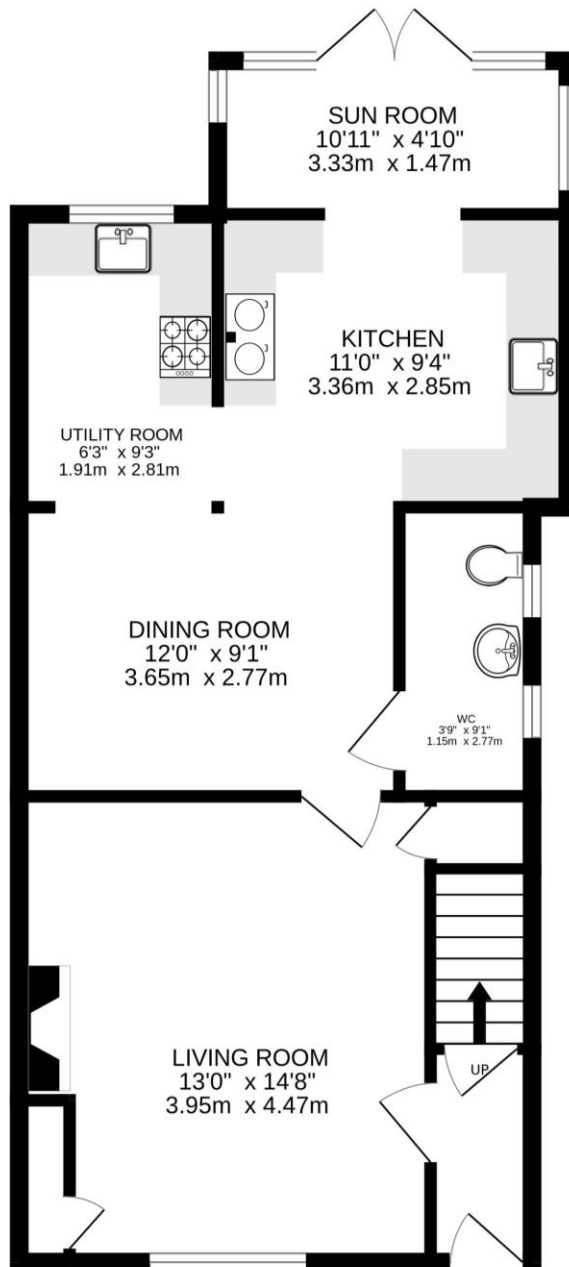






TOTAL FLOOR AREA : 969 sq.ft. (90.1 sq.m.) approx.

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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Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: C

Listed Building: Yes, Grade II Listed. Listing number: 1188447

Conservation Area: Yes, Stoughton Conservation Area

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

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

Broadband delivered to the property: FTTC

Wayleaves, Rights of Way & Covenants: Yes, relating to the rear garden wall

Flooding issues in the last 5 years: None

Accessibility issues: No accessibility modifications. There are steps up to the front door

Planning issues: None which our clients are aware of



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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.

