

JAMES SELICKS

42 STOUGHTON DRIVE

EVINGTON, LEICESTER
LE5 6AN

GUIDE PRICE: £450,000



Conveniently located on the Evington / Oadby borders, on a fantastic plot backing onto the Leicestershire Golf Club, this property is thought suitable for further extension and redevelopment and is offered for sale with no upward chain.

Porch • hallway • sitting room • dining room • breakfast kitchen • three double bedrooms • shower room • driveway • single garage • deep rear gardens • no chain • EPC - D

Location

The property is situated within easy reach of highly regarded schooling. The scenic Leicestershire Golf Club and picturesque Evington Park are just a stone's throw away, as are amenities including leisure, medical and recreational facilities within Evington village or neighbouring Oadby. Rolling countryside and regular bus links are minutes away running to and from Leicester city centre with its professional quarters and mainline railway station.

Accommodation

Double doors lead into a uPVC and glazed porch with a timber inner door leading into a spacious entrance hall with oak flooring and an opaque glazed leaded window to the front, housing the return staircase to the first floor with a useful understairs storage cupboard beneath. The sitting room is cosy yet spacious, with a feature tiled fireplace surround and inset gas living flame effect fire, a side window and further picture window to the rear taking best advantage of the fantastic view over the rear garden and beyond. An open archway leads into the dining room, a lovely space with patio doors leading onto the patio entertaining area, again with views over the garden. The breakfast kitchen is light and bright with windows to the front and side, herringbone tiled wood effect flooring, and provides a range of eye and base level units and drawers (one housing the Vaillant wall mounted boiler) with wooden preparation surfaces and tiled splashbacks, a stainless steel one and a quarter bowl sink and drainer unit with mixer tap over, an integrated Siemens double oven, a four-ring gas hob with concealed extractor unit above, space and plumbing for a washing machine and dishwasher. A side lobby provides access to the front and rear.

The large first floor landing houses a large walk-in storage cupboard and gives access to three bedrooms, two enjoying the view to the rear, and a shower room housing the airing cupboard and providing a white three-piece suite comprising a low flush WC, an inset wash hand basin with drawers beneath and a double shower cubicle, a chrome heated towel rail, tiled walls and flooring.

Outside

To the front of the property is a lawned area behind a low level wall and a tarmac driveway providing off street car standing and access to a single garage with an electrically operated door to the front, a window and personal door to the rear. The deep rear gardens are stunning, mainly laid to lawn with paved patio entertaining areas, mature planted trees and shrubs, all enjoying lovely views over the Leicestershire Golf Club.

Tenure: Freehold. **Conservation Area:** None.

Local Authority: Leicester City Council, **Tax Band:** D

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

Broadband delivered to the property: Unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years : None our Clients are aware of.

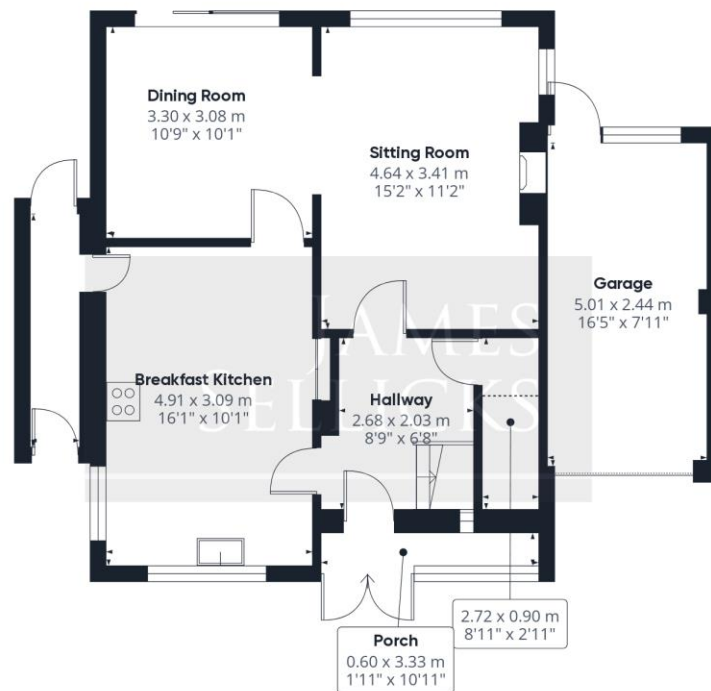
Accessibility: Stairlift

Planning issues: None our Clients are aware of.

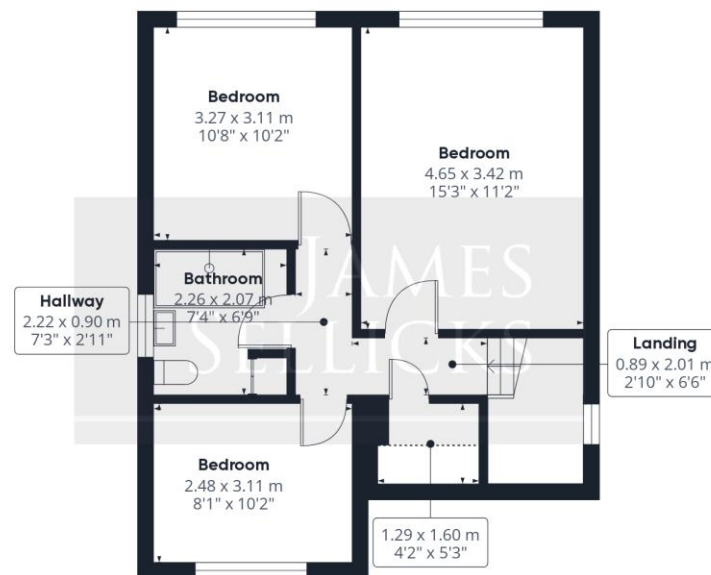








Floor 1



Floor 2

Approximate total area⁽¹⁾

111.66 m²

1201.9 ft²

Reduced headroom

2.43 m²

26.12 ft²

(1) Excluding balconies and terraces

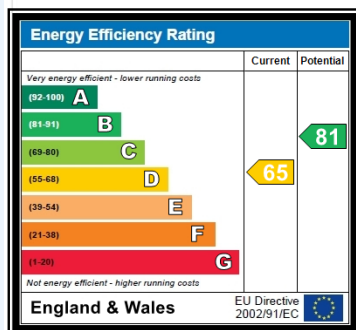
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

