

JAMES SELICKS

16 GAULBY LANE

STOUGHTON, LEICESTERSHIRE
LE2 2FL

OFFERS OVER: £260,000



A pretty, Grade II Listed semi-detached village home, offered to the market in the first time for over 50 years. Now in need of some renovation, the property is thought ripe for remodelling and extension (subject to the necessary listed planning consents).

Porch • kitchen • sitting room • bathroom • two bedrooms • front lawned garden • driveway • deep, lawned rear garden • NO CHAIN • EPC - D

Location

Stoughton is located approximately three miles east of the city centre, providing good access to the professional quarters and mainline railway station with access to London St Pancras in just over an hour. Local shopping can be found in nearby Evington village, along with the Queens Road shopping parade in Clarendon Park and supermarkets within Oadby. Schooling is available in the nearby villages of Houghton on the Hill, Oadby, Thurnby and Great Glen.

Accommodation

The property is entered via a porch with a glazed and wood door and windows overlooking the garden. Kitchen with window to rear elevation, range of eye base level units and drawers and worktops over stainless steel sink and drainer unit, plumbing for washing machine, electric cooker point, pantry cupboard with window. Sitting room with window to front elevation, original ceiling beams and doors, wooden fireplace, meter cupboard, storage cupboard, door to rear lobby with window to side elevation, bathroom with window to front elevation and side elevation, panelled bath, wash handbasin low flush WC stairs to 1st floor landing window to front elevation bedroom one window to rear elevation over looking the garden airing cupboard boiler cupboard with recently fitted Worcester wall mounted boiler green star boiler fireplace, loft access bedroom two window to renovation storage cupboard.

Outside

To the front of the property is a lawned garden with tall privet hedge providing privacy gravel side driveway providing Car standing for several vehicles and to the rear or deep lawned wide gardens with Patio entertaining area, vegetable plot greenhouse and fully fenced borders

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

Listed Status: Grade II.

Conservation Area: Stoughton.

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

Broadband delivered to the property: Unknown.

Wayleaves/Rights of Way/Covenants: None our Clients are aware of

Accessibility: Two-storey property, no Accessibility modifications made.

Planning issues: None our Clients are aware of.





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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.

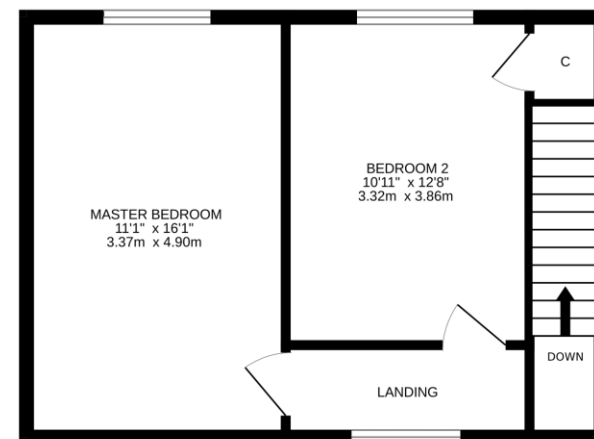
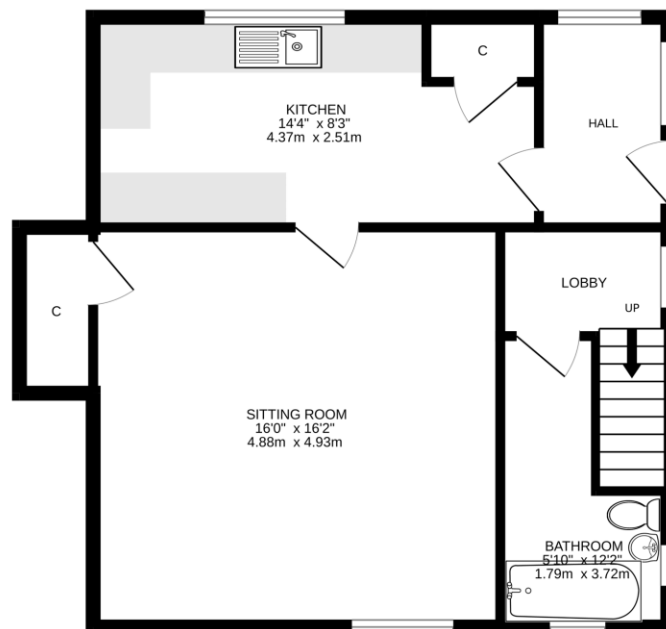
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Measures and Other Information

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.



16 Gaulby Lane, Stoughton, Leicestershire LE2 2FL

Total Approximate Gross Internal Floor Area = 946 Sq Ft (87.9 Sq M)

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

