

FOR SALE
Gaulby Lane
Stoughton
Leicester LE2 2FL



OFFERS OVER: £650,000

- A Beautifully Extended Grade II Listed Period Village Home
- Located In The Sought After Village Of Stoughton, By Attractive Rolling Countryside
- Superb & Spacious Accommodation
- Entrance Hall, Two Reception Rooms, Kitchen Diner, Utility Room, Store & Shower Room
- Master Bedroom With En-Suite & Dressing Room, Four Further Bedrooms & Bathroom
- Well Kept Front & Rear Gardens



Location

This rural village is conveniently located approximately four miles from Leicester, with attractive countryside views and within easy travelling distance of many amenities including shopping, schooling, social and sporting activities.

Description

A fantastic, beautifully extended, Grade II Listed period village home offering superb and spacious accommodation. Upon entering, a large reception hall with stairs to the first floor and a stunning living kitchen boasting an excellent range of contemporary units and appliances, utility room and an inner lobby. The beautiful sitting room retains an original bay window and open fireplace with an oak beam above, reception room two which is currently used as a gym overlooks the rear garden.

To the first floor, a galleried landing, a master bedroom with en-suite bathroom and dressing room, bedroom two with an ensuite, 3 further bedrooms and a family bathroom.

Externally, a good sized lawned front garden with mature borders and slate parking bay and to the rear, a raised, decked entertaining area and AstroTurf lawn.

Accommodation

All measurements are approximate:

Entrance Hall

The property is entered via a solid wood front door with a leaded inset and a window to the side, leading into a reception hall with a cast iron radiator and wooden flooring housing the return staircase to the first floor and having a stable door to the rear

Hallway - 9' 9" x 9' 8" (2.97m x 2.94m)

Slate tiled flooring with a cast iron radiator houses the stairs to the first floor with an under stairs cloaks cupboard beneath.

Living Kitchen - 13' 5" x 27' 7" (4.09m x 8.40m)

The stunning living kitchen has two windows to the side and boasts an excellent range of contemporary eye and base level units and soft-closing drawers, ample preparation surfaces, space and plumbing for an American style fridge freezer and a range style cooker, tiled splashback and stainless steel and glass extractor unit above, an island unit housing a sink and drainer unit with a Chef's mixer tap, integrated Hotpoint dishwasher, feature pendant lighting and further spotlights, wooden flooring and two sets of French doors leading onto the garden.

Utility Room - 4' 1" x 4' 4" (1.24m x 1.32m)

With eye level units, solid wood worktops and tiled splashbacks provides plumbing for an automatic washing machine and tumble dryer.

Store - 8' 4" x 4' 7" (2.54m x 1.40m)

Door to rear garden.

Living Room - 14' 9" x 17' 0" (4.49m x 5.18m)

Retaining the original bay window to the front, two cast iron radiators, an open fireplace with an oak beam above and a further window to the side.

Reception Room Two/Gym

Stable door and windows overlooking the garden to the rear, slate tiled flooring, a built-in storage cupboard, spotlights and exposed original oak beams.

Shower Room - 8' 10" x 5' 4" (2.69m x 1.62m)

Window to the front, shower cubicle, low level WC and wash hand basin.

First Floor Landing

Master Bedroom - 13' 5" x 14' 1" (4.09m x 4.29m)

Window and Velux to the side, a dressing room with spotlights and an en-suite with a window to the rear, a Jacuzzi bath, low flush WC, wash hand basin with cupboard under, heated chrome towel rails, spotlights fully tiled walls and wooden flooring.

Bedroom Two - 10' 4" x 12' 4" (3.15m x 3.76m)

Window to the side and an en-suite with a window to the front, a tiled bath with a glass shower door and electric shower over, low flush WC, wash hand basin with cupboard under, heated chrome towel rail, fully tiled walls and wooden flooring.

Bedroom Three - 11' 1" x 16' 1" (3.38m x 4.90m)

Windows to the front and side, an excellent range of built-in wardrobes with solid wood doors and wooden flooring.

Bedroom Four - 9' 7" x 13' 1" (2.92m x 3.98m)

Window to the front and loft access.

Bedroom Five - 11' 1" x 9' 3" (3.38m x 2.82m)

Window to the rear and wooden flooring.

Family Bathroom

Window to the rear, a tiled bath with a glass shower door and rainforest shower over, pedestal wash hand basin, low flush WC, heated chrome towel rail, part tiled walls and wooden flooring.

Outside

To the front of the property is a good-sized lawned garden set behind an original wall with mature borders, a slate parking bay and a shared side driveway leading to a further parking space to the rear, along with south-facing walled and fenced gardens with a raised, decked entertaining area and an AstroTurf lawn.

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band C.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Harborough District Council.

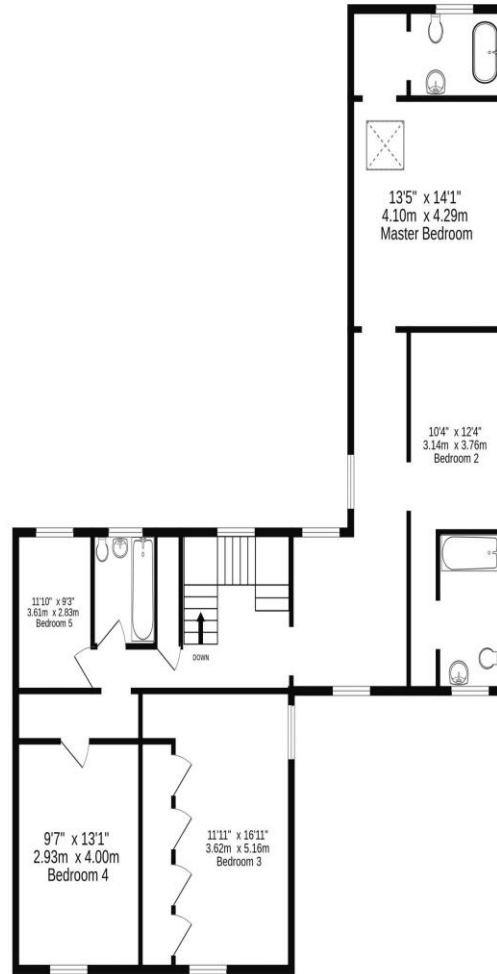
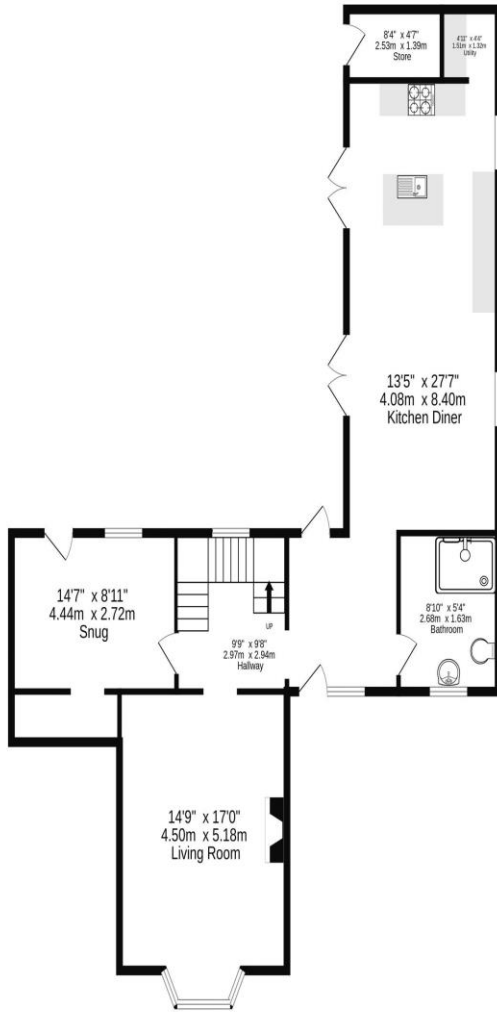
Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com





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.
Made with Metropix ©2024

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

