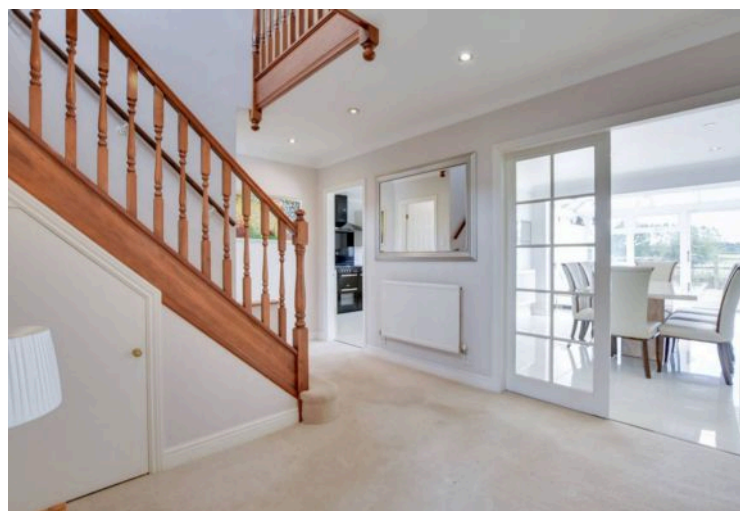




Gaulby Lane, Stoughton

£625,000

A BEAUTIFULLY PRESENTED and privately positioned detached family home, offering the ideal blend of space and comfort. Featuring a dining room with open aspect to a conservatory and breakfast kitchen.





Entrance Porch

With double glazed windows and door to the front elevation, radiator.

Entrance Hall

With stairs to first floor, under stairs storage cupboard, carpet floor, radiator.

Study/Fourth Bedroom

11' 9" x 6' 9" (3.57m x 2.07m)

With double glazed window to the front elevation, carpet floor, radiator.

Lounge

18' 6" x 14' 8" (5.63m x 4.47m)

Measurement narrowing to 3.57 m. With double glazed windows and French doors to the rear elevation, carpet floor, gas fire with surround and hearth, two radiators.

Ground Floor WC

7' 1" x 3' 2" (2.17m x 0.97m)

With double glazed window to the front elevation, tiled floor, part tiled walls, low-level WC, wash hand basin with storage below, radiator.

Dining Room

12' 7" x 10' 9" (3.84m x 3.27m)

With tiled floor, radiator, open aspect leading to kitchen and conservatory.

Conservatory

22' 9" x 9' 5" (6.94m x 2.86m)

A double glazed conservatory with bi-folding doors to the rear garden, tiled floor.



Breakfast Kitchen

14' 11" x 10' 2" (4.54m x 3.11m)

With double glazed window to the rear elevation, wall and base units with work surface over, part tiled walls, tiled floor, sink and drainer unit, integrated dishwasher, integrated fridge freezer, gas cooker point, extractor hood, radiator.

Utility Room

10' 4" x 6' 2" (3.14m x 1.88m)

With double glazed window to the front elevation, wall and base units with work surface over, part tiled walls, tiled floor, sink and drainer unit, plumbing for washing machine, space for tumble dryer, radiator.

Rear Lobby

With double glazed doors to the front and rear elevations, garage access.

First Floor Landing

With double glazed window to the front elevation, carpet floor, built-in storage cupboard, radiator.

Bedroom One

14' 0" x 13' 5" (4.27m x 4.09m)

With double glazed window to the rear elevation, fitted desk, fitted bedside cabinets, carpet floor, radiator.

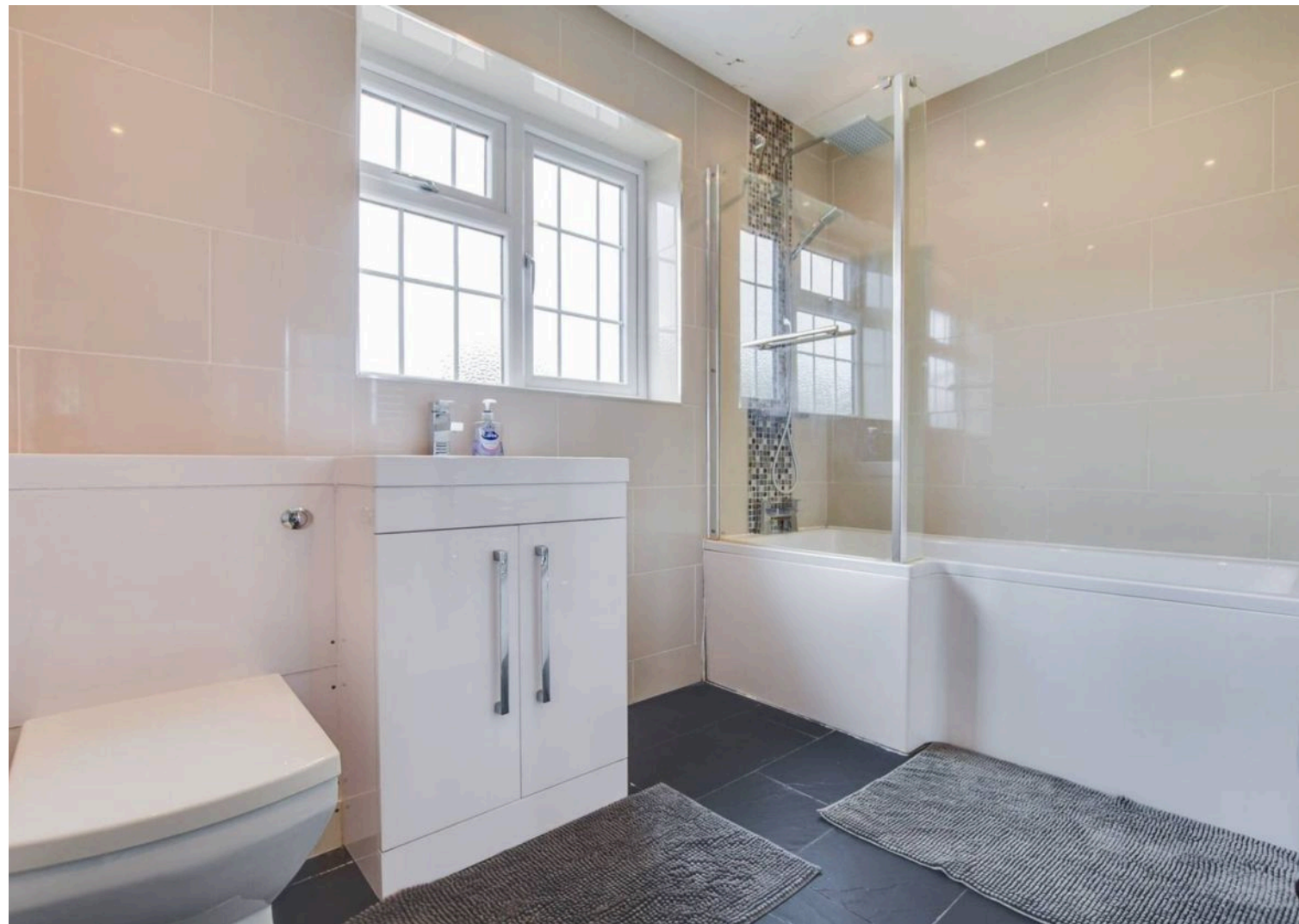
Walk-In Wardrobe

10' 8" x 7' 2" (3.26m x 2.19m)

Measurement into wardrobes. With double glazed window to the rear elevation, fitted wardrobes, fitted desk, carpet floor, radiator.









En-Suite

8' 6" x 5' 10" (2.58m x 1.77m)

With double glazed window to the side elevation, part tiled walls, carpet floor, wash hand basin, low-level WC, bath, radiator.

Bedroom Two

13' 8" x 11' 9" (4.17m x 3.59m)

Measurement into wardrobes. With double glazed window to the rear elevation, fitted wardrobes, carpet floor, radiator.

Bedroom Three

11' 9" x 11' 9" (3.59m x 3.58m)

Measurement into wardrobes. With double glazed window to the front elevation, carpet floor, fitted wardrobes, radiator.

Family Bathroom

8' 0" x 9' 9" (2.45m x 2.98m)

With double glazed window to the front elevation, tiled floor, tiled walls, bath with shower over, wash hand basin with storage below, low-level WC, chrome ladder towel rail.

Front Garden

With lawn, flowerbeds and shrubs, paved pathway.

Rear Garden

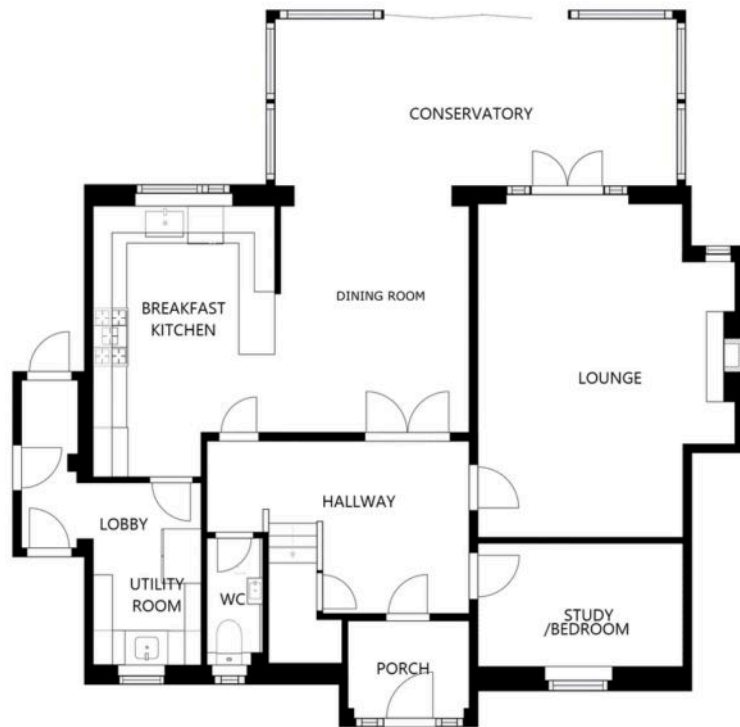
With paved areas, lawn, flowerbeds and shrubs, fencing to perimeter.

Driveway 2 Vehicles

Garage 5.66 m x 5.13 m

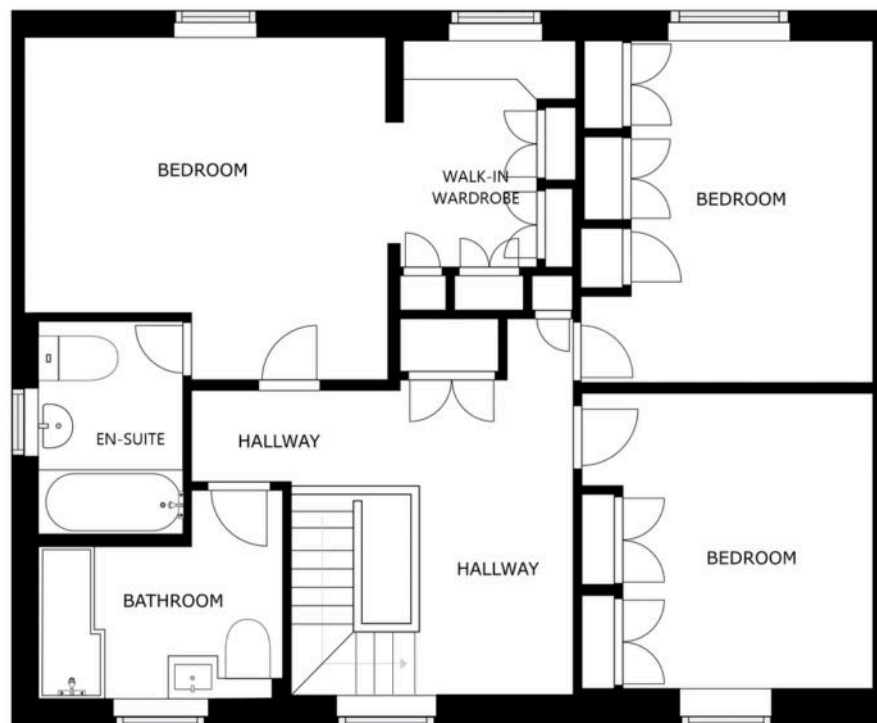
With up and over door to the front elevation, double glazed window to the rear elevation, door to rear garden, wall and base units, boiler.

Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is situated within close proximity to day to day amenities in nearby Oadby Town Centre with further amenities along the fashionable Queens Road in nearby Clarendon Park. Leicestershire's rolling countryside also surrounds the property.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.