



Stoughton Avenue, , Leicester, LE2 2DR

- Substantial Detached Residence nestled within a Highly Sought after Location
- Bay fronted living room and separate dining room
- Open plan Kitchen-diner
- Family bathroom
- Enclosed garden with the scope to further develop
- Four double bedrooms
- No Upward chain
- Generous family lounge
- Two separate WC's
- Scope to Further develop

Offers Over £700,000



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DESCRIPTION

Executive Detached Residence – Approx. 2,800 Sq Ft – Extended Family Home – Four Double Bedrooms – Prime Location – Scope to Further extend STPP

Positioned within one of Leicester's most desirable residential settings, this substantial extended detached residence offers approximately 2,800 sq ft of beautifully balanced living space, thoughtfully designed for modern family life, entertaining, and long-term flexibility.

From the moment you step inside, the sense of space is immediate. A welcoming entrance hall leads through to three generous reception rooms, offering versatility to suit changing lifestyles. The elegant lounge forms the centrepiece of the home, enjoying commanding views across the beautifully maintained rear garden and creating a calm and inviting place to relax or entertain.

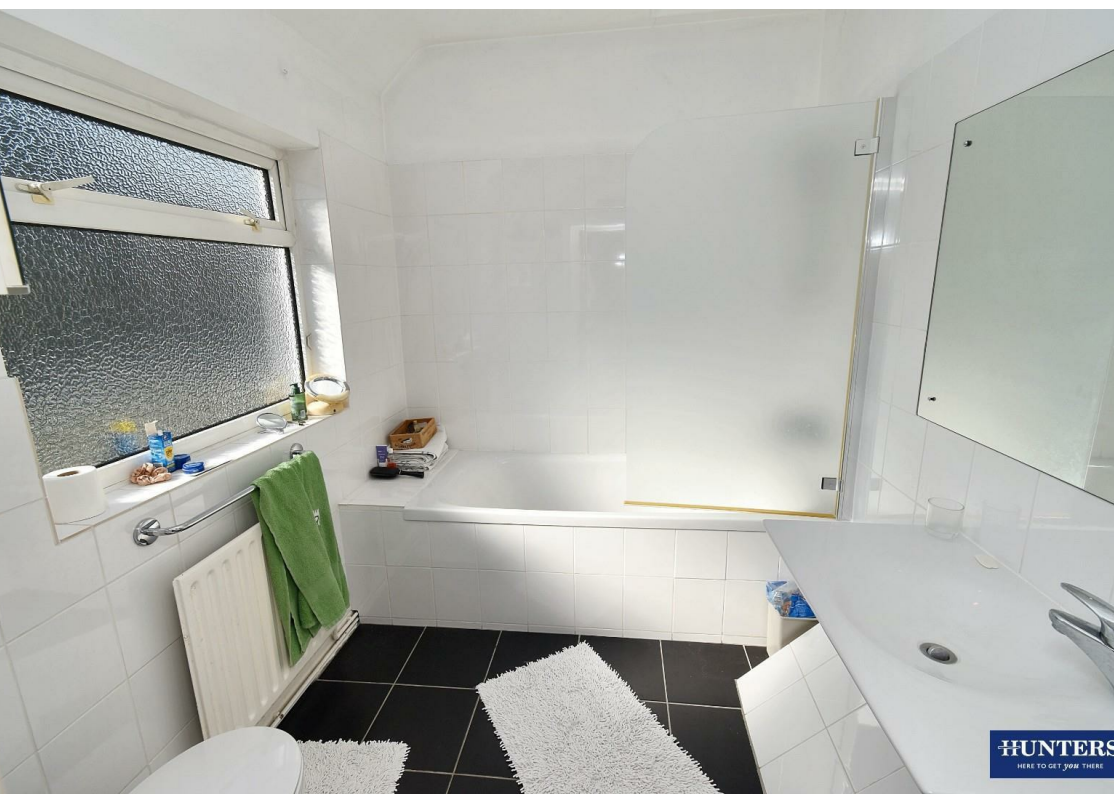
Flowing naturally from the living spaces, the separate dining room offers the perfect setting for family occasions and hosting guests, while the open plan fitted kitchen-diner creates a sociable hub of the home where everyday life naturally comes together. A practical ground floor shower room, complete with space to create a sauna or wellness area, alongside a separate WC, adds further flexibility and convenience.

To the first floor, four spacious double bedrooms provide comfortable and adaptable accommodation for families of all stages. The principal suite benefits from its own private en-suite, creating a peaceful retreat at the end of the day. The family bathroom is equally impressive, featuring both a bath and separate shower, complemented by an additional separate WC to support busy households.

Outside, the rear garden offers a private and established setting, mainly laid to lawn with mature planting and space for children to play, outdoor entertaining, or summer gatherings. The integral double garage with electric up-and-over door and driveway, completes the practical appeal.

Contact Hunters today to arrange your viewing of this versatile & prestigious property.





Approx Gross Internal Area
282 sq m / 2825 sq ft



Ground Floor
Approx 182 sq m / 1959 sq ft

First Floor
Approx 81 sq m / 867 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

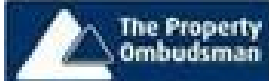
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	80
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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