

JAMES
SELICKS

3 THE BYWAYS

GAULBY LANE, STOUGHTON
LEICESTERSHIRE LE2 2FL

OFFERS IN EXCESS OF £160,000



A delightful two-bedroom first-floor apartment, forming part of an attractive period building and enjoying pleasant views over the surrounding village and countryside, offered for sale with no onward chain.

First-floor apartment • attractive period building • village & church views • generous sitting room • fitted kitchen with field views • spacious dual-aspect principal bedroom • second bedroom • well-appointed shower room • two allocated parking spaces • no onward chain • EPC - C

Accommodation

The building is entered via a communal entrance hall housing the staircase and intercom entry system. To the first floor the apartment is entered by a private entrance hall with a window overlooking the communal gardens. The generously proportioned sitting room enjoys attractive views towards St Mary & All Saints Church and across the village.

The well-appointed kitchen enjoys an attractive outlook over neighbouring greenery and features an extensive range of contemporary cream eye and base level units complemented by contrasting wood-effect preparation surfaces, a stainless-steel sink and drainer unit beneath the window, integrated appliances including a double oven, gas hob with extractor above and dishwasher, plus space and plumbing for a washing machine. Natural stone-effect tiled flooring, tiled splashbacks and exposed ceiling beams add further character to the room.

The spacious principal bedroom enjoys a dual aspect and an excellent range of fitted wardrobes. There is a further well-proportioned second bedroom, and a generous shower room featuring a large walk-in glazed shower enclosure, wash hand basin with vanity storage beneath and a low-level WC. Extensive natural stone tiling to the walls and floor creates a striking finish, complemented by additional matching storage cupboards, a chrome heated towel rail and recessed ceiling lighting.

Outside

The apartment benefits from two allocated parking spaces, along with attractive communal gardens to the front and rear, a communal drying area and bin store.

Lease details : Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and **MUST be verified by potential Purchaser's Solicitor.**

Tenure: Leasehold. **Lease Term:** 125 Years from 2006.

Service Charge: £1,800 per annum.

Ground Rent: As an equal partner in the Byways Management Company, the property comes with its share of the land freehold, therefore no ground rent is payable.

Local Authority : Harborough District Council, **Tax Band :** A.

Listed Status: None. **Conservation Area:** Stoughton.

Services: Offered with all mains services, gas-fired central heating & a water meter.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard, brick & block cavity wall.

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

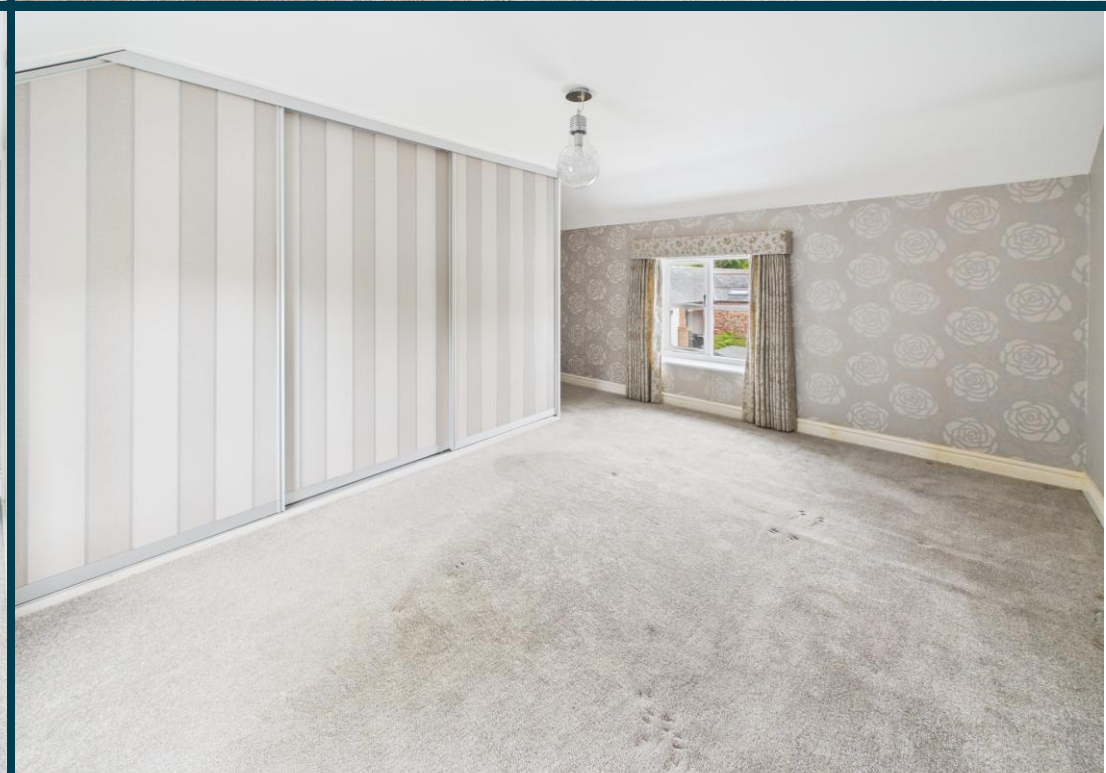
Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.

Planning issues: None our Clients are aware of.









Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



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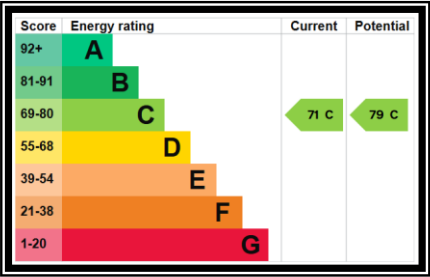
4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



Approximate total area⁽¹⁾
66.9 m²
721 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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