







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

£685,000

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DESCRIPTION

Executive Detached Residence – Approx. 2,800 Sq Ft – Four Double Bedrooms – Three Reception Rooms – Double Garage – Further Potential (STPP)

SUBSTANTIAL EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME OFFERING APPROXIMATELY 2,800 SQ FT OF VERSATILE LIVING SPACE. Positioned within one of Leicester's most desirable residential settings, this impressive residence combines three reception rooms, an open-plan kitchen-diner, en-suite principal bedroom, double garage and further extension potential (STPP) – a home designed for family life today and tomorrow.

Step inside and the sense of space is immediate. The welcoming hallway leads into three generous reception rooms, giving everyone room to live, work, relax and entertain.

The elegant lounge forms a wonderful centrepiece, enjoying views across the established rear garden, while the separate dining room provides the perfect setting for family celebrations and dinner with friends.

Continue into the open-plan fitted kitchen-diner – a natural hub where breakfasts, conversation and everyday family life come together. A ground-floor shower room with potential for a sauna/wellness area, plus a separate WC, adds valuable flexibility.

Head upstairs and discover four spacious double bedrooms. The principal bedroom enjoys its own en-suite, complemented by a family bathroom with bath and separate shower, plus an additional WC – ideal for busy mornings.

Outside, the private mature garden creates a peaceful backdrop for summer entertaining, children to play or simply switching off at the end of the day. An integral double garage with electric door and driveway completes the practical appeal.

With scope to further extend or adapt subject to planning permission, this is a home capable of evolving with your lifestyle.

Looking for space, flexibility and a prestigious Leicester setting? Contact Hunters Wigston today and experience this exceptional family home for yourself – your next chapter could start here.







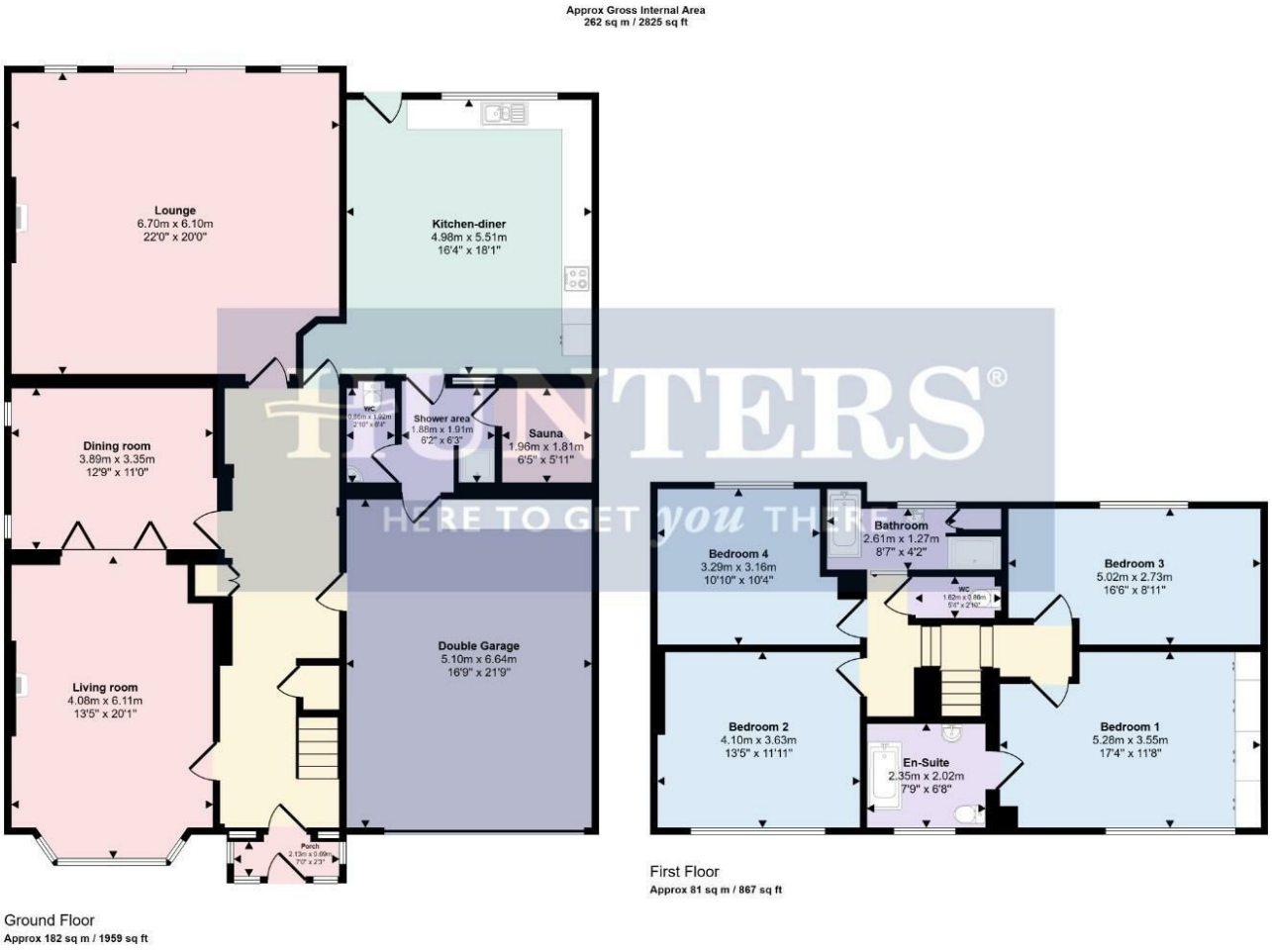



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

Viewings

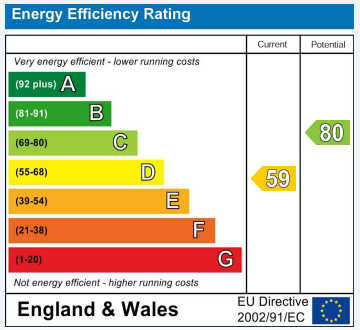
Please contact wigston@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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