



## Stoughton Avenue, , Leicester, LE2 2DR

- Substantial Detached Residence nestled within a Highly Sought after Location
- Bay fronted living room
- Open plan Kitchen-diner
- Family bathroom
- Enclosed garden with the scope to further develop
- Four double bedrooms
- Dining room
- Generous family lounge
- two separate WC's
- 360 Virtual Tour

**£775,000**



# Stoughton Avenue, , Leicester, LE2 2DR

## DESCRIPTION

Nestled in the highly desirable area of Stoughton Avenue, this substantial extended detached residence offers an impressive 2800 square feet of executive-style living space, perfect for families seeking comfort and versatility. With four spacious double bedrooms and two well-appointed bathrooms, this home is designed to accommodate modern family life.

Upon entering, you are greeted by a welcoming hallway that leads to three generous reception rooms. The lounge serves as the heart of the home, boasting commanding views over the beautifully maintained garden, making it an ideal space for relaxation and entertaining. Adjacent to the lounge, you will find a separate dining room, perfect for spending time with the family and friends, and an open-plan fitted kitchen-diner that encourages family gatherings or entertaining. The convenience of a downstairs shower room, complete with space for a sauna, and a separate WC adds to the practicality of this home.

Ascending the staircase, the first floor landing branches out to the four double bedrooms. The main bedroom features a private en-suite bathroom, providing a tranquil retreat, while the family bathroom is equipped with a bath, a separate shower cubicle, and a wash basin, with an additional separate WC.

Outside, the rear garden is predominantly laid to lawn, bordered by attractive plants and shrubs, creating a serene outdoor space for children to play or for hosting summer barbecues. The property also benefits from an integral double garage with an electric up-and-over door, alongside parking for two additional vehicles on the driveway.

This remarkable home not only offers ample living space but also presents the opportunity to alter the existing layout or further develop, subject to local planning regulations. With its prime location and extensive features, this property is a superb find in Leicester's prime market location.





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.

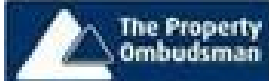
**ENERGY PERFORMANCE CERTIFICATE**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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