

GAULBY LANE

STOUGHTON, LEICESTERSHIRE LE2 2FL

£359,000

**JAMES
SELICKS**
ESTATE AGENTS & CHARTERED SURVEYORS



• SALES • LETTINGS • SURVEYS • MORTGAGES •

Byways Barn is a stunning south facing home forming part of the redevelopment of the original **Byways Farm**, which was completed in 2006. It is located on the periphery of the village and flanked by some of **Leicestershire's** most attractive rolling countryside.

Entrance hall | cloakroom | sitting room | dining kitchen | utility room | ground floor bedroom | en-suite | two first floor bedrooms | en-suite | driveway | landscaped garden | EPC-C

LOCATION

The village of **Stoughton** is one of **Leicester's** closest rural villages lying approximately four miles from the city centre and providing good access to the city and the market town of **Market Harborough**, the village offers a parish church and local shopping facilities found at the nearby villages of **Houghton** and **Oadby**.

ACCOMMODATION

ENTRANCE HALL

Entered via a half double glazed front door, double glazed windows to front, radiator, understairs storage cupboard, **STAIRS TO FIRST FLOOR**.

CLOAKROOM

White two piece suite comprising low flush WC, pedestal wash hand basin, radiator, **Glow Worm** wall mounted boiler, inset ceiling spotlights, tiled floor, extractor fan.

SITTING ROOM

Double glazed window to front, radiator, wall lights and inset ceiling spotlight, half glazed French double doors to front.

OPEN PLAN DINING KITCHEN

An excellent range of beech effect eye and base level units with roll edge worktops, **Rangemaster** professional double oven and grill with five-ring gas hob and stainless steel/glass canopy extractor above, two integrated fridges, freezer and dishwasher, full height ceiling featuring original oak king post trusses, two radiators, two double glazed skylights, limestone effect ceramic tiled flooring, double glazed window and half glazed door to front.

UTILITY ROOM

A range of beech effect base level units with roll edge laminate worktops, stainless steel sink with mixer tap above, plumbing for automatic washing machine and tumble dryer, radiator, limestone effect ceramic tiled flooring, full height ceiling, extractor fan, double glazed window to front.

GROUND FLOOR BEDROOM ONE

Radiator, double glazed window to front.

DRESSING AREA

Radiator, inset ceiling spotlights, exposed ceiling beams, double glazed window to front.

EN-SUITE SHOWER ROOM

White three piece suite comprising low flush WC, wash hand basin on a marble plinth, corner shower cubicle, extractor fan, electric shaver point, heated towel rail, tiled floor, half tiled walls, exposed ceiling beams.

STAIRS TO

FIRST FLOOR LANDING LARGE STORE CUPBOARD.

BEDROOM TWO

Exposed ceiling beams, radiator, two double glazed **Velux** windows to front.

EN-SUITE SHOWER ROOM

Three piece suite comprising low flush WC, pedestal wash hand basin, shower cubicle, tiled floor, electric shaver point, extractor fan, heated towel rail, half tiled walls, **WALK-IN STORAGE CUPBOARD**.

BEDROOM THREE

Radiator, two double glazed **Velux** windows to front, one double glazed rooflight to rear, glazed inner window overlooking kitchen.

OUTSIDE

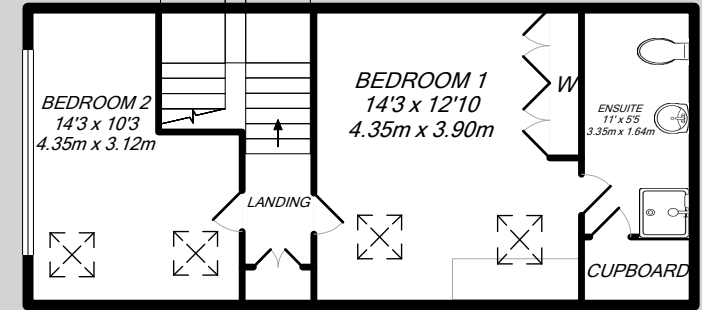
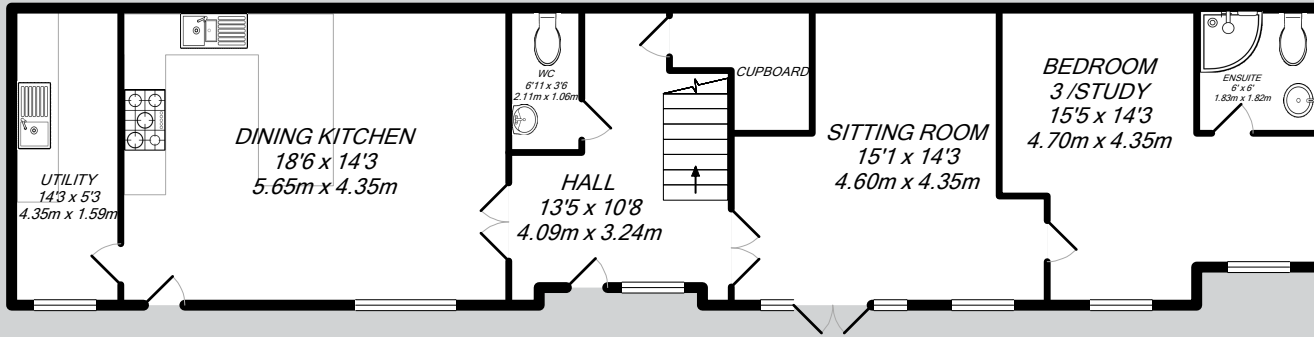
The property is approached via a block paved driveway for three to five vehicles, providing access to a landscaped garden with walled and fenced boundaries.



DIRECTIONAL NOTE

Proceed out of **Leicester** via the **A6 London Road**, turning eventually left onto the **A6030 Stoughton Road**, taking the second exit at the next roundabout and bearing left into **Gartree Road**. Turn left again into **Gaulby Lane** and the property can be located on the right hand side upon entering the village.





Gaulby Lane, Stoughton, Leicestershire LE2 2FL
Total Approximate Gross Internal Floor Area = 1330 SQ FT/ 123.6 SQ M
 Measurements are approximate. Not to scale. For illustrative purposes only.



www.jamesellicks.com

Leicester Office
 56 Granby Street, Leicester LE1 1DH
 0116 285 4554
 leicester@jamesellicks.com

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 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.

Measurements 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.