



THE SYCAMORES

STOUGHTON, LEICESTERSHIRE

**JAMES
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SALES LETTINGS SURVEYS MORTGAGES



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The Sycamores

27 Gaulby Lane
Stoughton
Leicester LE2 2FL

£650,000

A stunning Grade II Listed home of significant architectural and historic merit, having been comprehensively refurbished in recent years, presented in a contemporary manner whilst retaining the very best of its period splendour. A comprehensive scheme of refurbishment in recent years has included a new roof, central heating system, re-wiring, new windows and refitted accommodation throughout, integrated smoke and fire alarms, and television system to all bedrooms.

Entrance hall | sitting room | dining room | family room | rear lobby | cloakroom | dining kitchen | four double bedrooms | master with dressing area and en-suite shower room | family bathroom | lawned front garden | driveway | double garage | good-sized enclosed lawned gardens

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

The property is entered via a glazed arched front door into the entrance hall which boasts exposed ceiling beams, houses an understairs cupboard, has a double glazed window to the rear elevation and gives access to the sitting room which enjoys a feature gas-fired cast iron burner with brick and slate hearth and an exposed reclaimed mantel, exposed ceiling beams and two double glazed windows to the side elevation. The dining room has exposed ceiling and wall beams, stripped and stained floorboards, a recessed fireplace with brick hearth and a double glazed window to front elevation. Another reception room currently used as a family room enjoys a recessed fireplace with brick and slate hearth, a cast iron log burner, exposed ceiling beams and double glazed windows to the front and rear elevations. An inner lobby with Limestone flooring and inset ceiling spotlights has a half double glazed door to rear elevation and provides access to a cloakroom with a white two piece suite, extractor fan and limestone flooring. The superb living kitchen boasts an excellent range of bespoke cream fronted base level units with hardwood and African black granite preparation surfaces, a ceramic under





mounted sink unit with chrome mixer tap, a Rangemaster professional oven with double oven and grill, five-ring gas burner and extractor fan into the chimneybreast recess, integrated dishwasher, fridge and freezer, exposed ceiling beams, Limestone flooring, inset ceiling spotlights, three contemporary radiators, five double glazed windows to front, side and rear elevations, a half glazed door to rear elevation and access to a utility room with base level units, hardwood worktops, a stainless steel sink with chrome mixer tap over, integrated washing machine and condenser dryer, inset ceiling spotlights, Limestone flooring and a double glazed window to front.

To the first floor, a landing with exposed roof trusses, two contemporary radiators and three double glazed windows to front and rear elevations gives access to the master bedroom which is split-level with a dressing room and has fitted wardrobes, exposed beams, two contemporary radiators, two double glazed windows to

front and side elevations, a double glazed Velux rooflight and an en-suite shower room with a white three piece suite comprising low flush WC, pedestal wash hand basin, double shower cubicle, extractor fan, exposed chrome towel rail. Bedroom two has a cast iron fireplace with a slate hearth, two radiators and two double glazed windows to the side and rear. Bedroom three has a cast iron fireplace, exposed ceiling beams and a double glazed window to front elevation and bedroom four a cast iron fireplace, exposed beams, a fitted cupboard and double glazed window to front elevation. The accommodation is completed by a luxury family bathroom having a white three piece suite comprising low flush WC, pedestal wash hand basin, slipper bath positioned on a raised oak boarded plinth, airing cupboard, contemporary radiator, extractor fan, heated chrome towel rail, exposed ceiling beams and a double glazed window to front elevation.

OUTSIDE

To the front of the property are lawned gardens behind a picket fence. To the rear is a tarmac and block paved driveway providing access to a double garage with up and over door, roof storage space, power and light and an outside tap. To the rear of the property are enclosed walled gardens, predominantly laid to lawn with large paved patio areas, timber shed and planted borders.

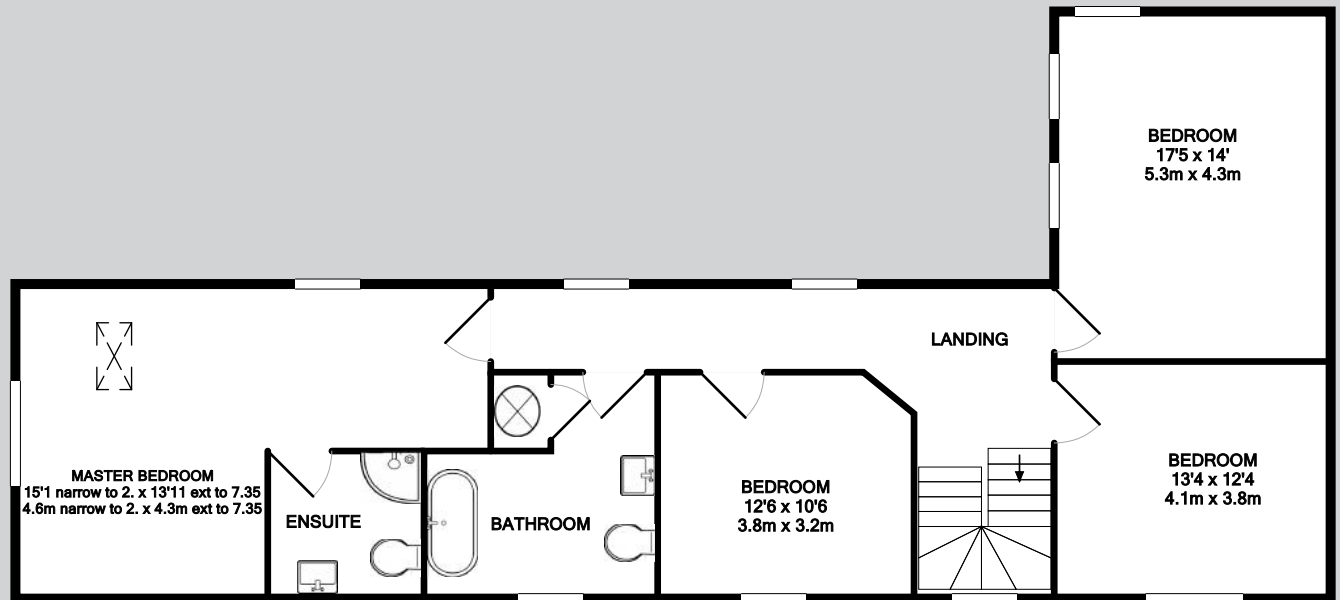
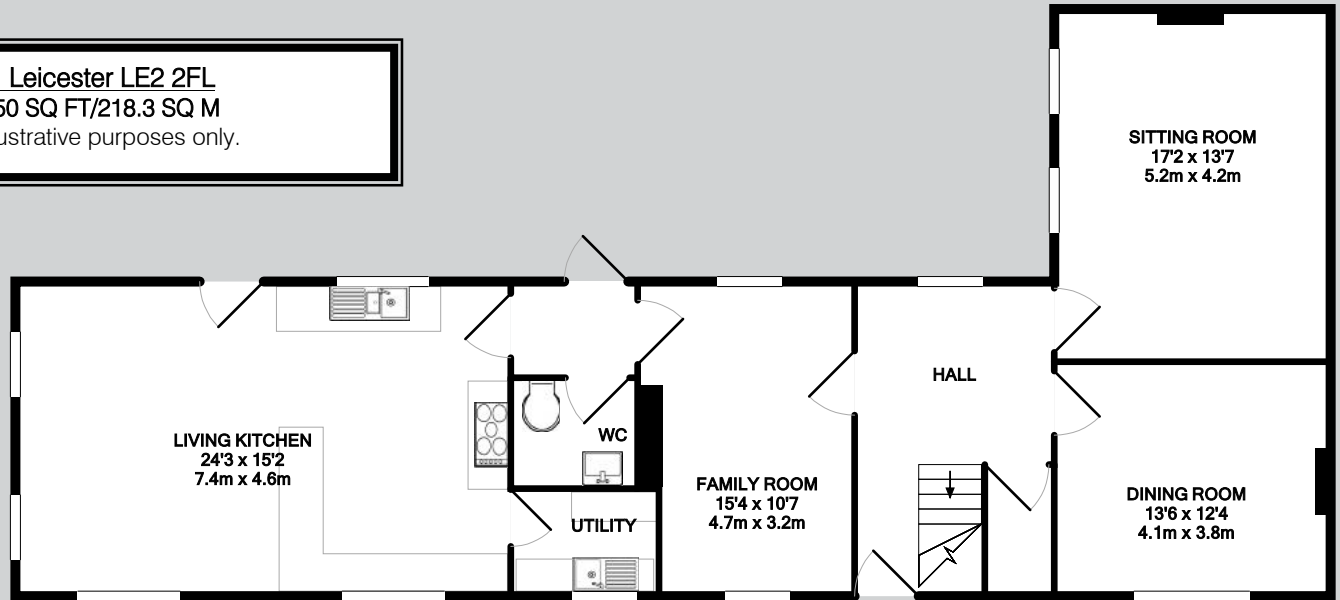
DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction eventually taking a left hand turn at the traffic light complex into Stoughton Road, crossing over the first roundabout into Gartree Road, over the second and third mini roundabouts (as signposted to Stoughton village) eventually turning left into Gaulby Lane. Upon entering the village proceed past the church on the left where the property can be located a little way on the right hand side as indicated by our "For Sale" sign.





The Sycamores, 27 Gaulby Lane, Stoughton, Leicester LE2 2FL
 Total Approximate Gross Internal Floor Area = 2350 SQ FT/218.3 SQ M
 Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	81	77	79

Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions
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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.

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