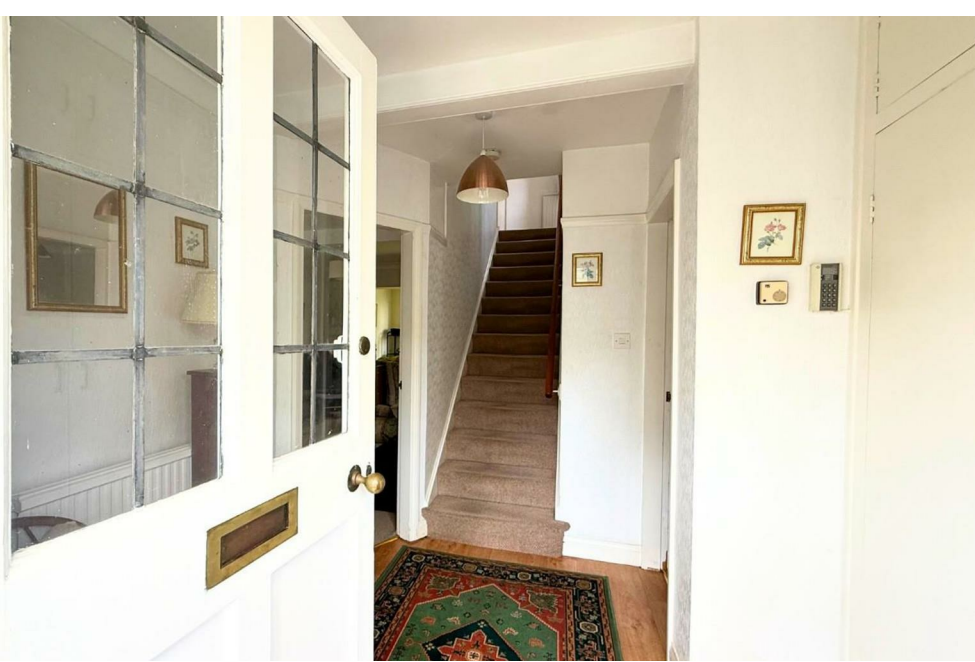




Gaulby Lane, Stoughton, Leicester

3  1  2  E 





- THREE BEDROOM SEMI-DETACHED HOUSE
- OFFROAD PARKING WITH SHARED DRIVEWAY LEADING TO GARAGE
- THIRTY MINUTES TO CITY CENTRE AND M1 MOTORWAY
- EXTENDED KITCHEN AT REAR
- VILLAGE LOCATION
- LARGE REAR GARDEN
- CHARACTER FEATURES
- LOCATED IN CONSERVATION AREA

SellMyHome are pleased to present to the market this traditional three bedroom semi-detached house located in the peaceful and sought after village of Stoughton. The property could make an ideal family home for those looking for a home away from the hustle and bustle of urban and city living.

As you enter through the double porch you will find yourself in a generously sized entrance hall with access to the two reception rooms on either side of the stairs leading to the upper floor. The reception room on the left features a fireplace and easy access to the kitchen diner at the rear. The second lounge features a bay window, fireplace with back boiler and access to the kitchen diner at the rear as well.

The kitchen diner runs the entire width of the house and is conveniently laid out with space for a sitting area, a dining table and chairs and the kitchen with ample storage. There is also a WC under the stairs.

Heading upstairs you will find a large bedroom to the left which features windows at both ends, providing ample light. The main bedroom is at the front of the property and overlooks the front garden. The third bedroom is currently used as a home office and also overlooks the front garden. Finally, the family bathroom is fitted with a three piece suite with shower over the bath.

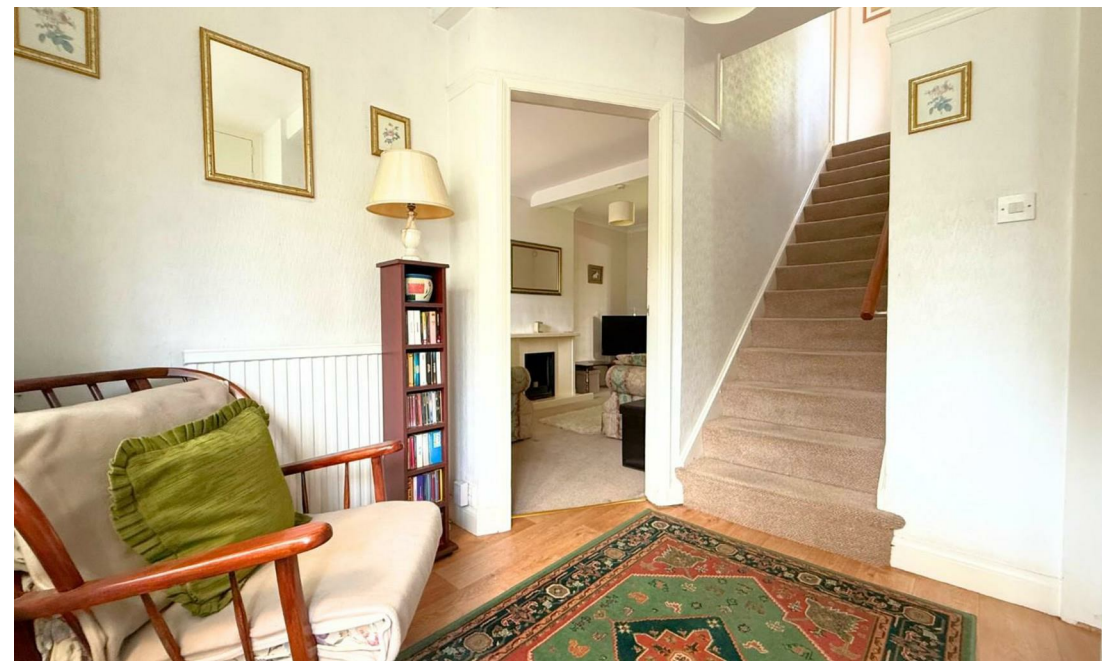
Externally the property features a front garden with space for off-road parking and access to a garage. To the rear of the property there is a deceptively long garden which offers exceptional privacy as well as sheds and covered work area.

The property is well situated in the village of Stoughton which is located within a conservation area and offers convenient transport links with Leicester City centre and the M1 Junction both being less than thirty minutes drive away.

This property is sure to be of interest to buyers so call SellMyHome now to book your viewing.

TENURE: Freehold
COUNCIL TAX BAND: D

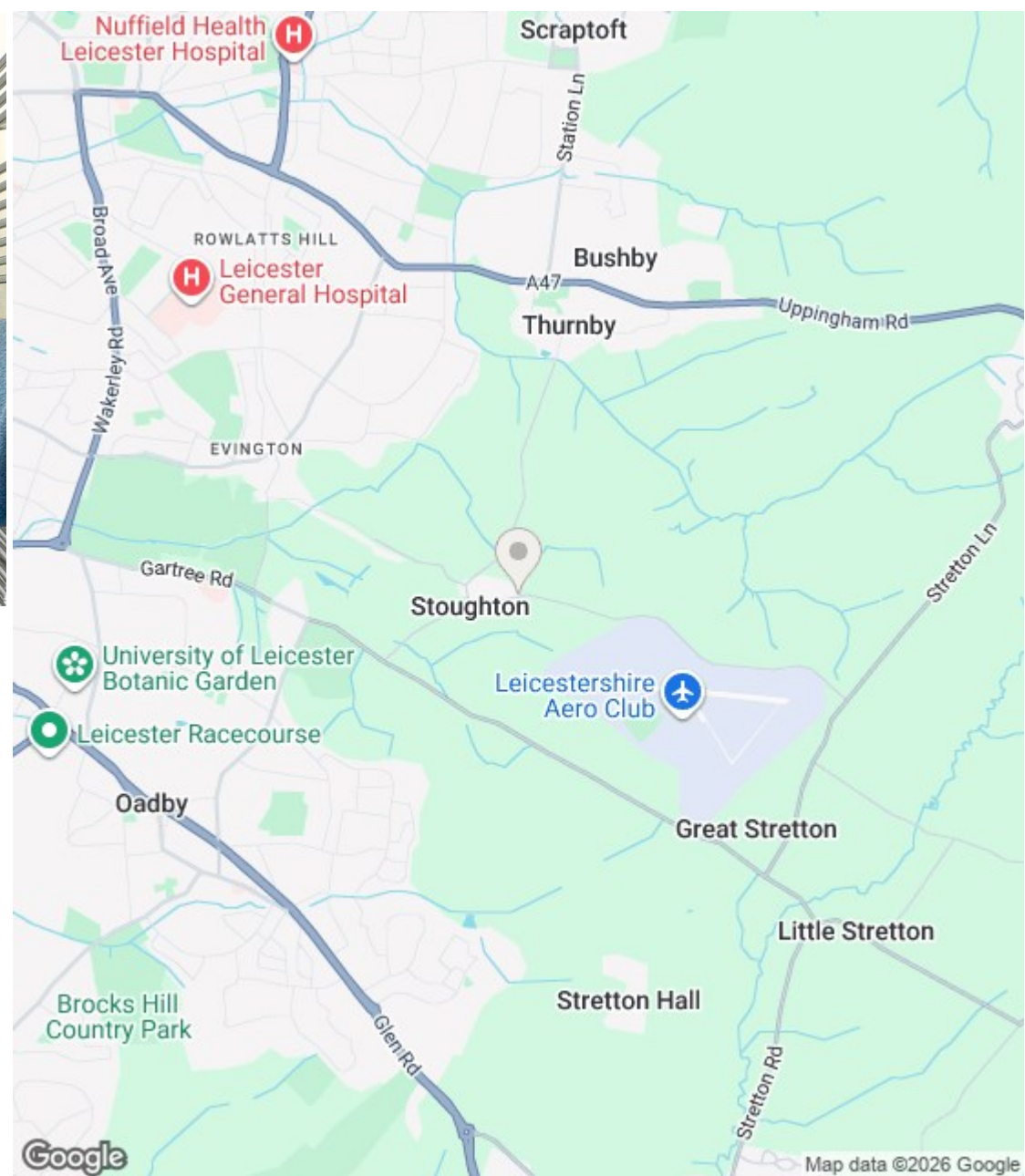
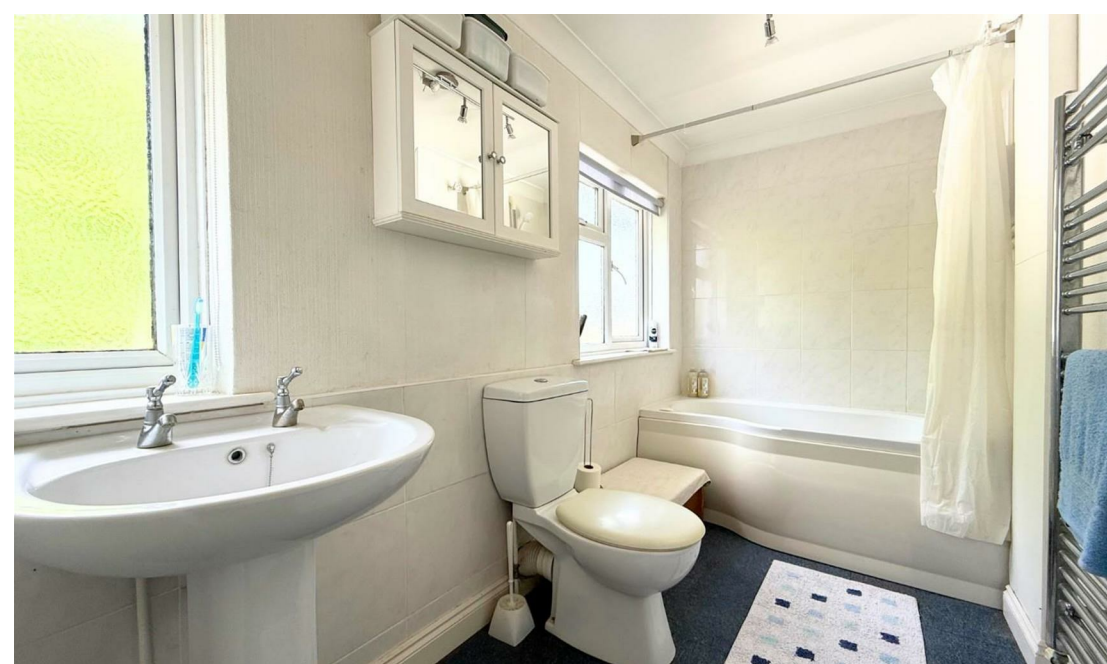
All details are provided as a guide and should be verified with your solicitor.



Offers Over: £380,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

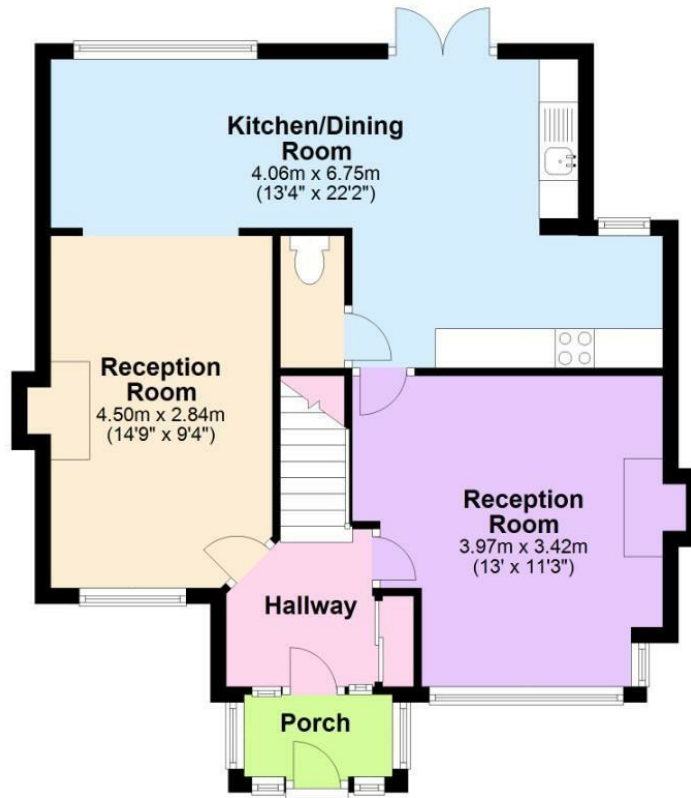
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



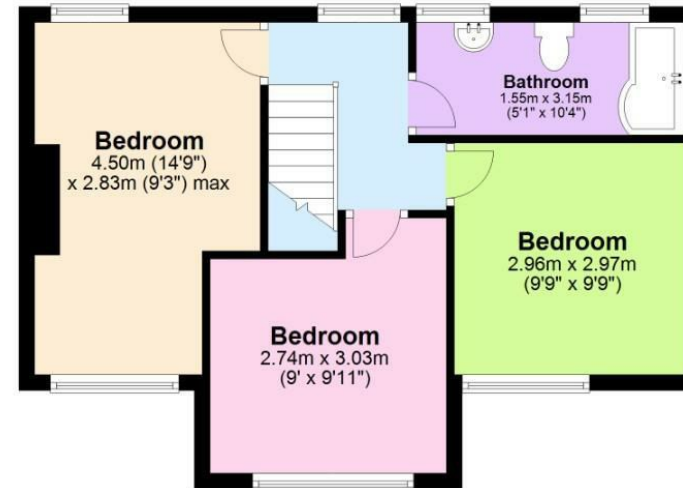
Ground Floor

Approx. 58.9 sq. metres (633.5 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 99.8 sq. metres (1074.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

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