



STEEPLE VIEW

STOUGHTON, LEICESTERSHIRE

**JAMES
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SALES LETTINGS SURVEYS MORTGAGES



Steeple View

Home Farm
Gaulby Lane
Stoughton
Leicestershire
LE2 2FL

£475,000

A stunning barn conversion, tucked away on a small, exclusive development off Gaulby Lane in this extremely popular east Leicestershire village. The property has been meticulously presented by the present owners to include a bespoke refitted kitchen and en-suite bathroom. The barn provides some attractive views over paddock land to the rear.

Porch | entrance hall | WC | utility room | refitted breakfast kitchen | sitting room | garden room | three double bedrooms | refitted en-suite | family bathroom | landscaped gardens | block paved driveway | single garage | lawned rear gardens | paddock views | EPC-D

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 itself offers a parish church, and local shopping facilities can be found at the nearby village of Houghton and Oadby.

ACCOMMODATION

The property is entered via a part glazed front door into a porch with oak flooring leading into an entrance hall with oak flooring housing the stairs to the first floor, radiator. A cloakroom provides a white two piece suite comprising low flush WC, wash hand basin with cupboard under and a, double glazed window to the rear. A utility room offers a range of beech effect base level and tallboy units, stainless steel sink, Worcester wall mounted combination boiler, plumbing for automatic washing machine and space for tumble dryer, double glazed window to rear elevation. the refitted breakfast kitchen boasts a range of bespoke eye and base level units, black granite preparation surfaces, undermounted one and a quarter bowl sink, Rangemaster professional oven, dishwasher, fridge, freezer and microwave, Limestone flooring, three double glazed windows to front and rear elevations. The sitting room enjoys a living flame gas fire with stone surround, oak flooring and a double glazed window to front elevation, open to a garden room of brick and uPVC construction with oak flooring and double doors to the rear garden.





To the first floor a landing with a double glazed window to the front elevation and storage cupboard gives access to the master bedroom having built-in wardrobes, a double glazed window to the front elevation and a refitted en-suite with a white three piece suite comprising low flush WC, pedestal wash basin, corner shower cubicle with fixed and flexible shower heads, chrome heated towel rail, tiled flooring and a double glazed window to the rear. Bedroom two has built-in wardrobes and two double glazed windows to rear and side elevations. Bedroom three has a double glazed windows to the rear elevation. The family bathroom has a white three piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over, chrome heated towel rail and double glazed window to rear elevation.

OUTSIDE

To the front of the property are beautifully planted gardens and a block paved driveway leading to a single garage with electrically operated door. To the rear of the property are random flagged patio areas, shaped lawns and a further raised seating area with a four-bar timber fence overlooking paddock land to the rear.

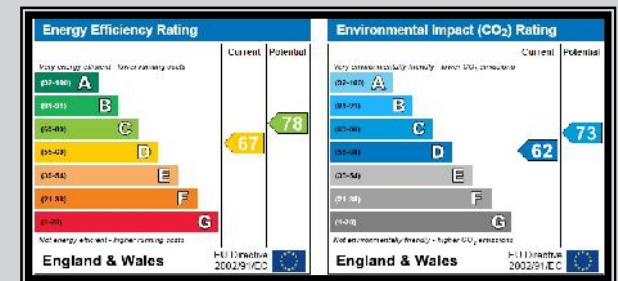
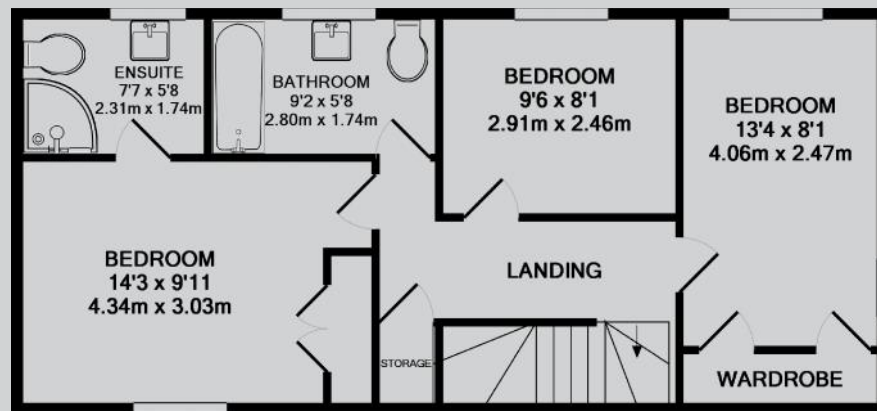
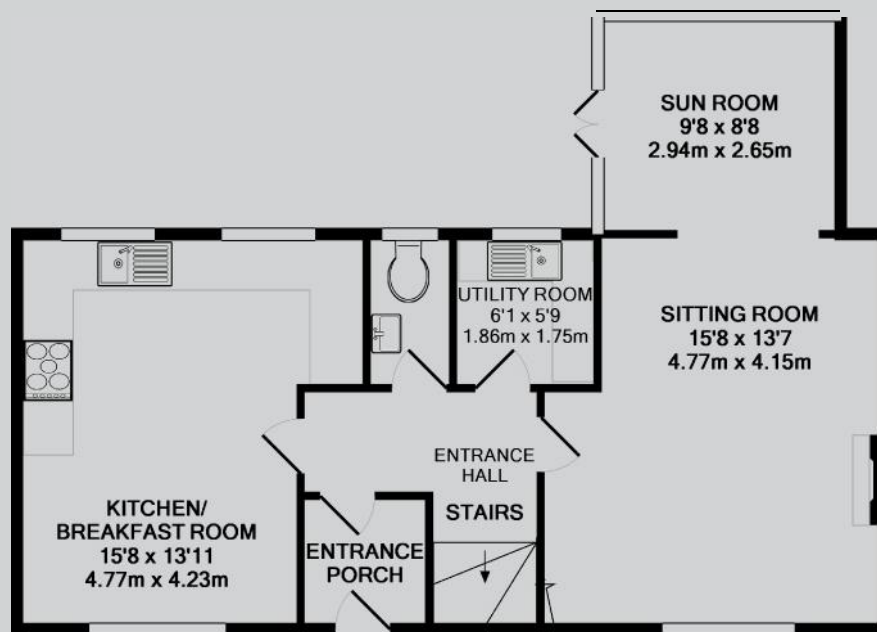


DIRECTIONAL NOTE

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 which becomes Gartree Road. Continue along Gartree Road past the Spire hospital eventually taking a left hand turn as signposted to Stoughton village into Gaulby Lane, opposite the village church and turn right into Home Farm, where Steeple View can be located.







Steeple View, Home Farm, Gaulby Lane, Stoughton LE2 2FL

Total Approximate Gross Internal Floor Area = 1160 SQ FT /107.8 SQ M

Measurements are approximate.

Not to scale. For illustrative purposes only.



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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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