

JAMES  
SELICKS

KELSO

STOUGHTON, LEICESTERSHIRE

GUIDE PRICE £1,700,000



A substantial and beautifully presented, five bedroom detached family home with an attached annexe, set behind a gated entrance and approached via an extensive block-paved driveway. Occupying a generous plot with open aspects beyond the gardens, offering an ideal balance of space, versatility and setting, with the annexe lending itself perfectly to multi-generational living or guest accommodation, subject to requirements.

Entrance hall • cloakroom • study • sitting room • dining room • open plan living/dining kitchen • utility room • master bedroom • en-suite • balcony • four further bedrooms • two bathrooms • annexe comprising dining kitchen, sitting room, bedroom & luxury Spa shower room • double garage • summerhouse/gym • mature gardens • EPC - C

### Accommodation

An arched canopy porch and solid wood front door lead into a spacious entrance hall housing the return oak staircase to the first floor, a useful cloakroom with a two-piece. Off the hallway to the front of the house is a study. The spacious sitting room is bright and airy, with a feature stone fireplace and French doors with windows either side to the rear.

The superb open plan living/dining kitchen boasts an excellent range of eye and base level units with drawers, granite preparation surfaces and a Belfast sink with mixer tap and window above. Integrated appliances include a Rangemaster Aga style oven with extractor unit above, a dishwasher and fridge-freezer and an island unit with oak worktop provides further storage space. Inset ceiling spotlights and tiled Travertine flooring continue through to a dining area with double doors to the formal dining room, pendant lighting and French doors leading onto a patio entertaining area; a further living/seating area with further built-in storage and pendant lighting enjoys a large window overlooking the rear garden. A utility room off with tiled flooring provides a good range of eye and base level units with wooden worktops and a Belfast sink with mixer tap over. There is access from here to the garage, the rear of the property and stairs to the Annexe which offers accommodation comprising a dining kitchen and stairs to a first floor sitting room, bedroom with walk-in wardrobe and luxury Spa shower room.

To the first floor is a landing with a window to the front, housing a built-in storage cupboard and providing loft access. The fantastic master bedroom has a window to the rear, a good range of built-in wardrobes and cupboards, French doors with windows either side leading onto a balcony enjoying garden views, and a fully tiled en-suite with a window to the front, a chrome heated towel rail and a four piece suite comprising an enclosed WC, bidet, pedestal wash hand basin and a glazed shower enclosure.

Bedroom two has French doors leading onto a balcony with garden views, a built-in wardrobe and a fully tiled en-suite with a window to the rear, a chrome heated towel rail and a four piece suite comprising an enclosed WC, bidet, pedestal wash hand basin and a glazed corner shower enclosure. Bedrooms three and four each have built-in cupboards and a window to the rear. Bedroom five has built-in wardrobes and a window to the front. The family bathroom is fully tiled with windows to the front and side elevations, a chrome heated towel rail and a three piece suite comprising an enclosed WC, pedestal wash hand basin and a panelled bath with a glazed screen, waterfall and personal shower heads over.





### Outside

The property is approached via a gated block paved driveway providing ample car standing with shaped lawned borders, mature trees and shrubs and access to a double garage with an electrically operated up and over door. Gated access leads to beautiful, mature rear gardens with lawns, paved patio entertaining areas, a variety of trees and shrubs, a shed and summerhouse/gym, hedged boundaries and open views to the rear.

### Location

Stoughton Lane has long been regarded as one of the prime addresses in south east Leicestershire; the combination of convenience to the city centre, professional quarters and mainline railway station offering access to London St Pancras in just over an hour together with some of the County's finest rolling countryside on the doorstep, excellent schooling and day-to-day amenities nearby creates a unique environment.

**Tenure:** Freehold. **Listed Status:** None. **Conservation Area:** None.

**Local Authority:** Harborough District Council, **Tax Band:** G

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre & Mobile 4G & 5G, 140mbps

**Construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** Two-storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are aware of.







# Stoughton Lane, Stoughton, Leicester, LE2

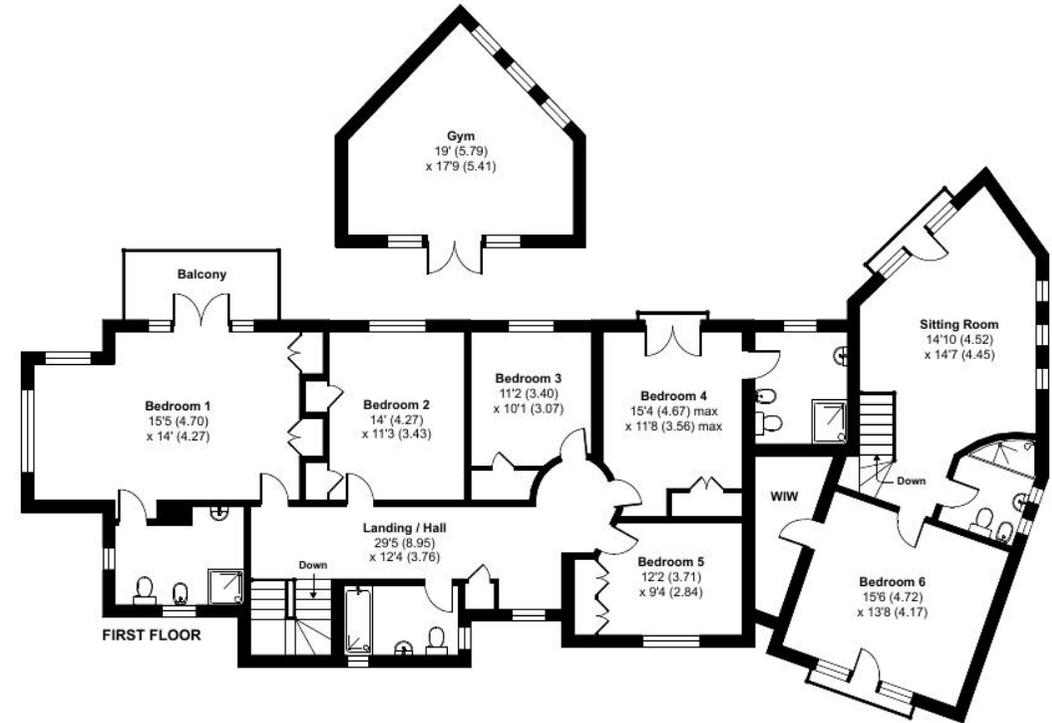
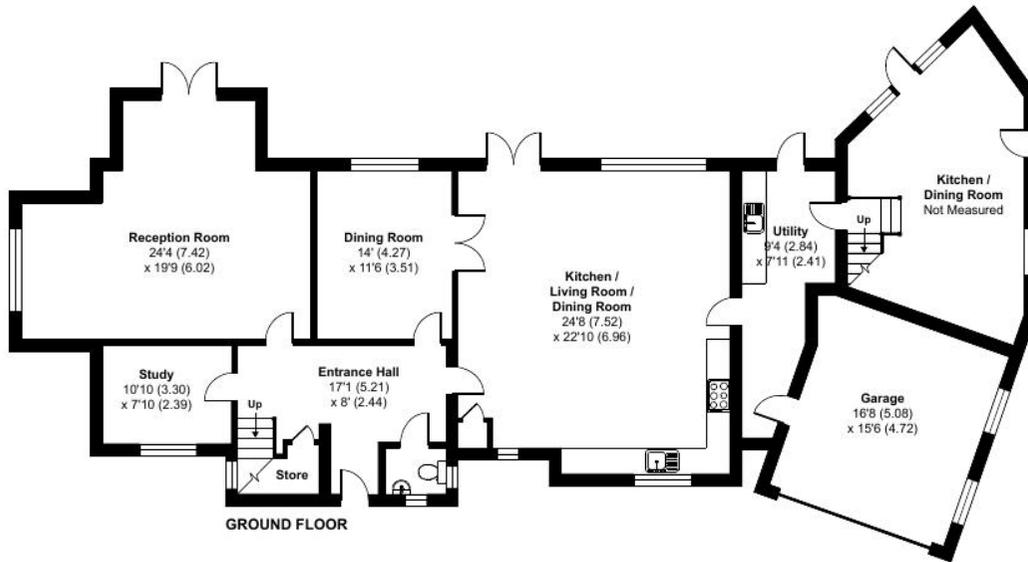
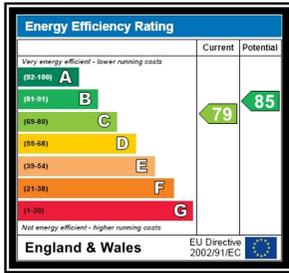
Approximate Area = 4042 sq ft / 375.5 sq m

Garage = 261 sq ft / 24.2 sq m

Gym = 243 sq ft / 22.6 sq m

Total = 4546 sq ft / 422.3 sq m

For identification only - Not to scale



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#### Measures 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.

