

# 4 THE BYWAYS

GAULBY LANE, STOUGHTON  
LEICESTERSHIRE LE2 2FL

JAMES  
SELICKS



An attractive, two bedroom duplex apartment located on the first floor of The Byways, a beautiful farmhouse conversion, within the popular village of Stoughton.

Communal entrance hall • private entrance hall • bedroom two • sitting room • kitchen • master bedroom • bathroom • communal grounds • car park • EPC - D

#### Accommodation

The building is entered via a communal entrance hall. The apartment itself is entered via a private entrance hall with leaded windows affording views over the St Mary & All Saints Church and housing stairs to the first floor. The sitting/dining room enjoys a dual aspect with leaded windows to the side and rear elevations, original exposed oak beams, and double glazed windows to the rear elevation.

The kitchen boasts a good range of eye and base level units with drawers, under unit lighting, ample preparation surfaces and tiled splashbacks, an inset stainless steel sink and drainer unit with chrome mixer tap above, an integrated Neff oven, four-ring electric hob, space and plumbing for a dishwasher, laminate flooring and leaded windows to the front elevation.

The master bedroom has leaded windows to front elevation, built-in wardrobes and original exposed oak beams. Bedroom two has built-in wardrobes and a double glazed window to the rear elevation. The bathroom has a timber framed window to the rear elevation, houses the built-in airing cupboard with plumbing for a washing machine within and provides a three piece suite comprising a panelled bath with glass screen and shower over, a low flush WC and a ceramic pedestal wash basin with chrome mixer tap over, heated towel rail, part tiled walls and wooden flooring.

#### Outside

The building enjoys attractive, well maintained communal grounds and a car park providing off-road car standing.

**Lease details :** Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and **MUST be verified by potential Purchaser's Solicitor.**

**Tenure:** Leasehold

**Lease Term:** 125 Years from 2006

**Service Charge:** £1,440 per annum

**Ground Rent:** As an equal partner in the Byways Management Company the property comes with its share of the land freehold, therefore no ground rent is payable.

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

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

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

**Broadband delivered to the property:** Cable, speed unknown.

**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:** No specific accessibility modifications made.

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









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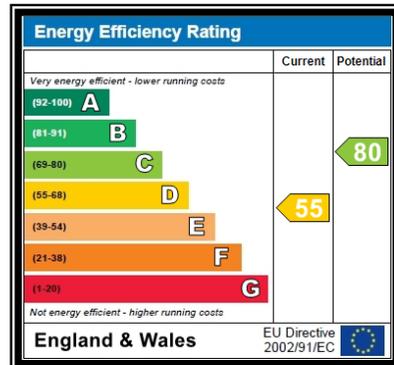
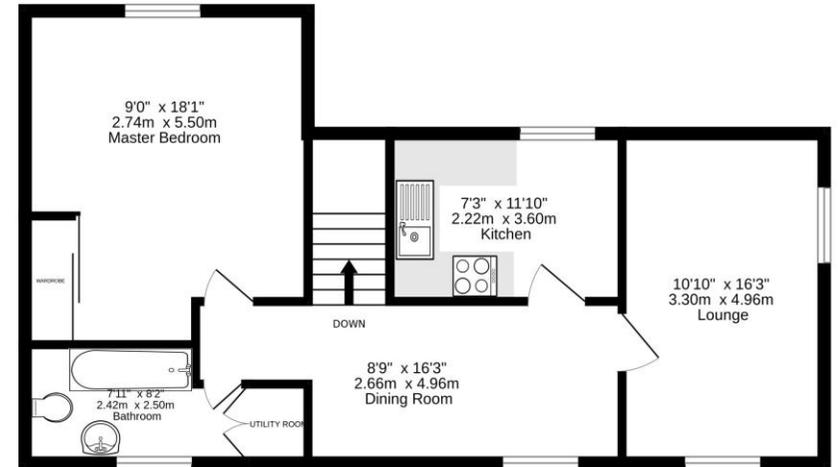
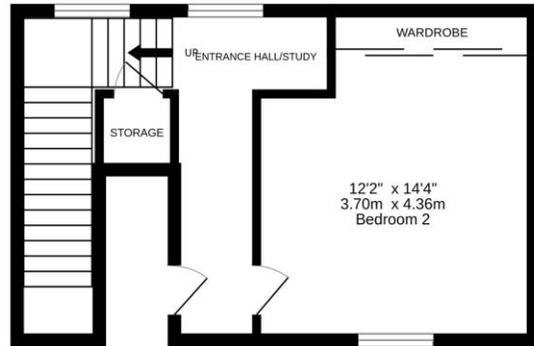
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**Measures and Other Information**

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.



JAMES SELICKS



**4 The Byways, Gaulby Lane, Stoughton, Leicestershire LE2 2FL**  
 Total Approximate Gross Internal Floor Area = 866 SQ FT / 80 SQ M  
 Measurements are approximate.  
 Not to scale.  
 For illustrative purposes only.