10 Stoughton Drive North

Stoneygate, Leicester

James Sellicks

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10 Stoughton Drive North
Stoneygate
Leicester LE5 5UB

A spacious, bay fronted, period semi-detached family home, conveniently located just off the Evington Lane, thought suitable for further extension (subject to necessary planning). Several properties have recently been built and planning permission granted using the private access lane (there is planning permission precedence for division of the land and not just further development) please see planning.leicester.gov.uk for more information.

Recessed porch | reception hall | two reception rooms | breakfast kitchen | utility room | four bedrooms | bathroom | separate WC | planted front gardens | deep mature rear gardens | dilapidated twin timber garages to the rear of the plot | further parking accessed off a private lane (considered suitable for development, subject to necessary planning) | EPC -D

LOCATION

Stoughton Drive North lies on the borders of Evington and Stoneygate approximately two miles south east of the city centre, providing excellent access to the city centre professional quarters and mainline railway station. Local day to day shopping can be found along the nearby Evington Lane and there is excellent local schooling within the area.

ACCOMMODATION

A recessed arched brick porch and twin glazed and timber front door leads into the spacious reception hall, having original black and white tiled flooring, a cast iron fireplace with an inset gas living flame effect fire, and housing the return staircase to the first floor with a useful understairs storage cupboard beneath. The front reception room has a tiled horseshoe shaped fireplace with timber surround and with an inset gas living flame effect fire, fitted shelving into the chimneybreast recesses and a uPVC double glazed bay window to the front elevation. The rear reception room has a cast iron fireplace with inset gas living flame effect fire, tiled inserts and a hi-line mirrored surround and double doors leading onto the rear garden. The breakfast kitchen has a good range of eye and base level units, tiled preparation surfaces, a stainless steel one and quarter bowl sink with mixer tap over, Samsung fan assisted oven, four-ring gas hob and extractor unit over, dishwasher, original built-in storage cupboard, further pantry cupboard, two uPVC double glazed windows and a door to the side elevation. The utility room has an eye level unit, windows to the side and rear elevations and provides plumbing for automatic washing machine. There is also an outside WC.

The first floor landing has stripped floorboards. The master bedroom has a uPVC double glazed bay window to the front. Bedroom two has stripped floorboards and a uPVC double glazed window to the rear.

Bedroom three has a uPVC double glazed window to the rear elevation. Bedroom four has a uPVC double glazed window to the front. The bathroom has an original built-in cupboard housing the Worcester combination boiler, a white three piece suite comprising a cast iron bath on feet, a shower and a pedestal wash hand basin, tiled flooring with underfloor heating and a uPVC double glazed window to the side. A separate WC with a uPVC double glazed window to the side elevation provides a low flush suite.

OUTSIDE

To the front of the property are planted gardens. To the rear are beautiful, mature deep gardens with an attractive planting scheme, trees and shrubs, and paved patio areas, an outside WC and dilapidated twin timber garages (considered suitable for development, subject to the necessary planning consents) to the rear of the plot and associated parking, accessed off a private lane to the rear.

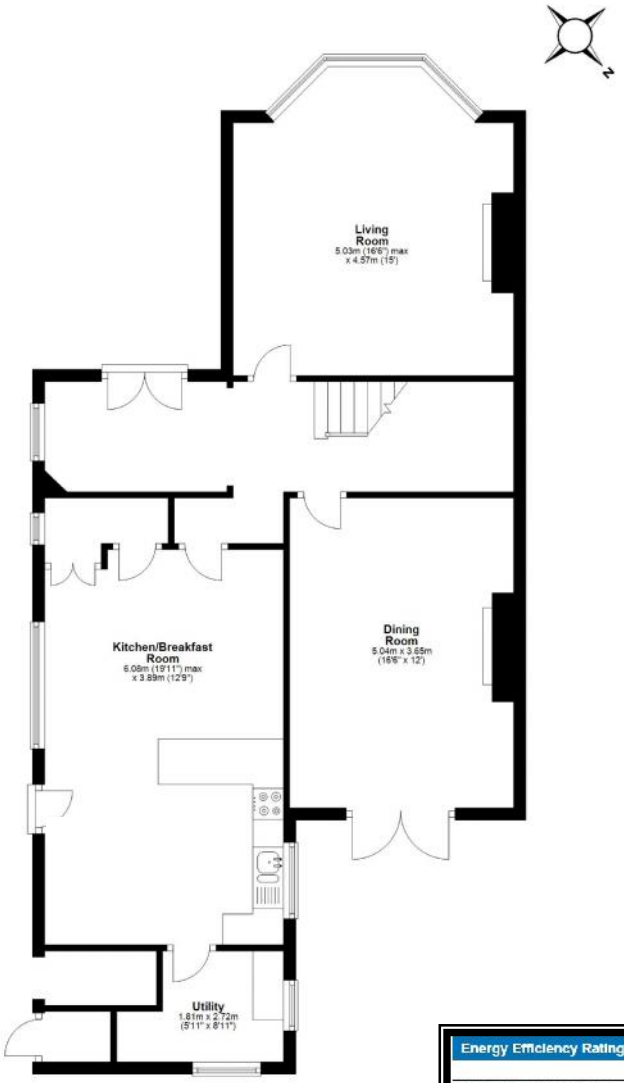
DIRECTIONAL NOTE

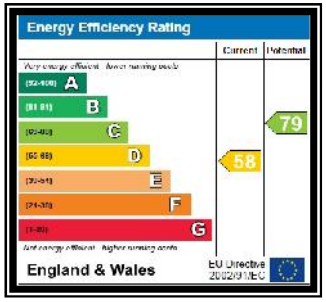
Proceed out of Leicester via the A6 London Road in a southerly direction passing over the Victoria Park Road roundabout and taking the third left hand turning onto Holmfield Road and left onto Stoughton Drive North where the property can be located on the right hand side.

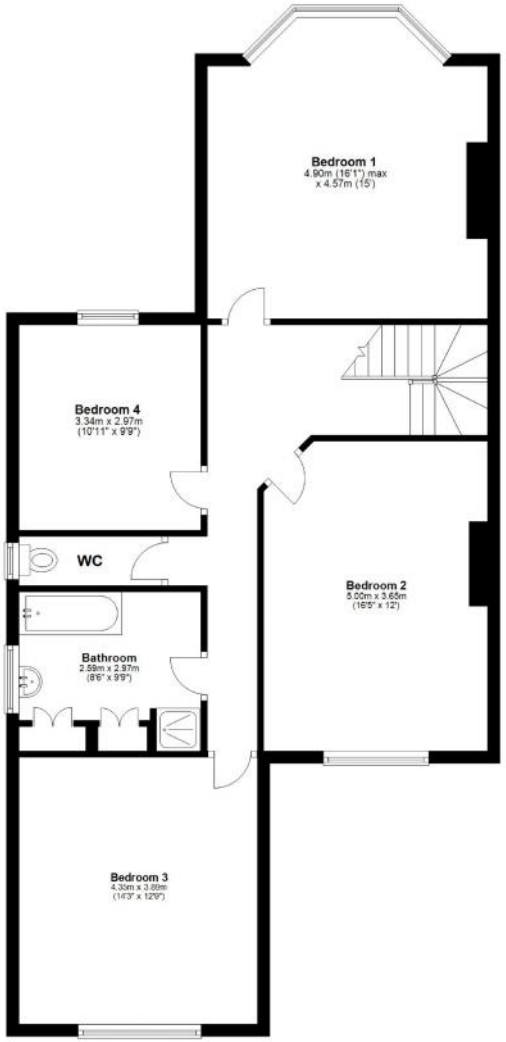
10 Stoughton Drive North, Evington, Leicester LE5 5UB

Total Approximate Gross Internal Floor Area
1857 SQ FT / 172 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.