



4 The Byways Gaulby Lane, Stoughton, LE2 2FL
£210,000

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**  **LAND AND
PROPERTY
PROFESSIONALS**

4 The Byways Gaulby Lane

Stoughton, Leicester

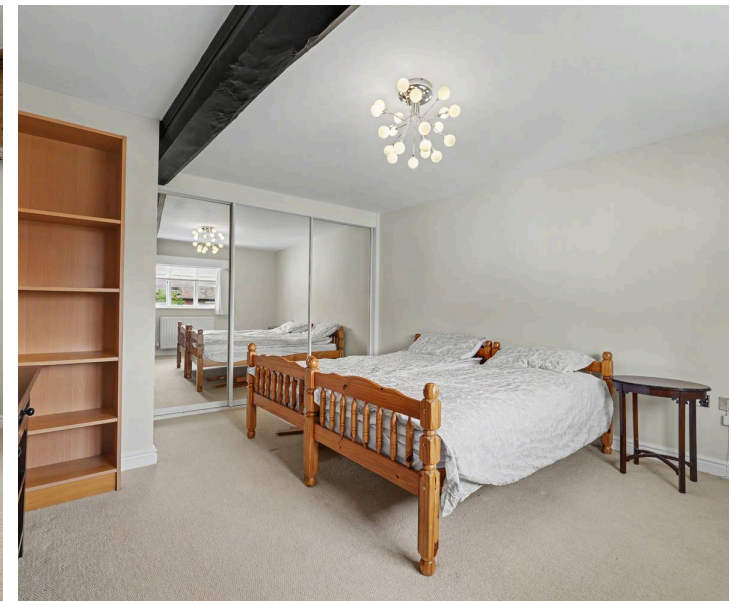
Attractive two-bedroom duplex in a farmhouse conversion in Stoughton. Features exposed beams, modern kitchen, communal gardens, off-road parking, and share of freehold. Leasehold. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

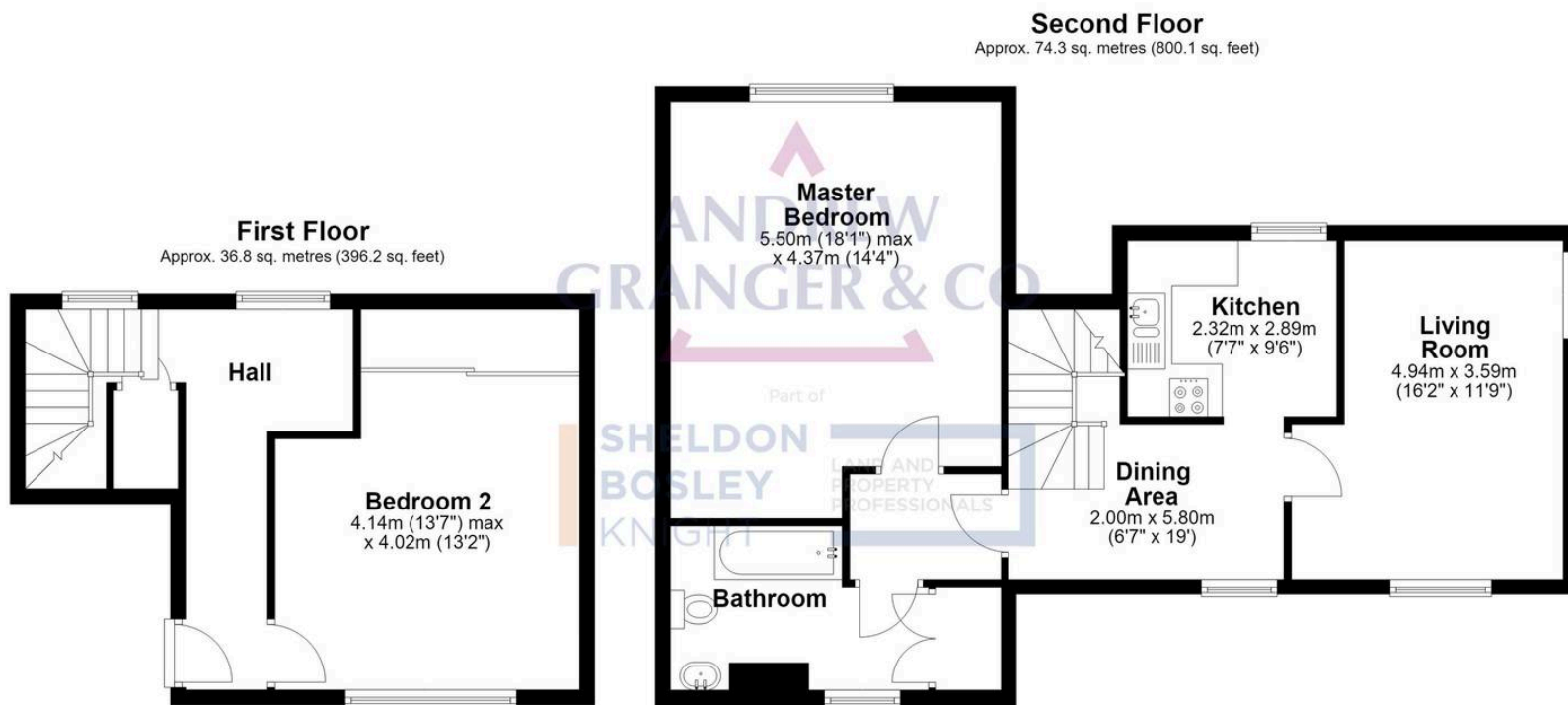
EPC Environmental Impact Rating: E

- No upward chain, offering a smoother and potentially faster purchase process
- Attractive two-bedroom duplex apartment set within a charming farmhouse conversion
- Situated in the highly sought-after village of Stoughton
- Bright and spacious sitting/dining room with dual aspect, exposed oak beams, and period character features
- Well-fitted kitchen with integrated Neff oven, electric hob, and ample storage and workspace
- Two well-proportioned bedrooms, both with built-in wardrobes and attractive outlooks
- Characterful bathroom with shower over bath, airing cupboard, and space/plumbing for washing machine
- Set within well-maintained communal grounds with residents' off-road parking





DISCLAIMER
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



Total area: approx. 111.1 sq. metres (1196.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.