



Natural House, Stoughton Lane, Stoughton, Leicester LE22FH



Property at a glance:

- Contemporary Architect Designed Home
- Five Bedrooms & 3 Bathrooms
- Exclusive Location
- Open Countryside Views
- Feature Gardens With Woodland & Pond
- Internal Courtyard
- High Picture Windows Providing Stunning Views
- Highly Sought After Location
- Viewing Essential

£1,400,000 Freehold



A contemporary individually architect designed detached five bedroom three bathroom detached family home standing in good sized grounds incorporating internal courtyard, feature woodland, pond and detached double garage with open countryside views. This stunning home is situated in this exclusive location and boasts approx 3200 sq feet of centrally heated accommodation cleverly designed around the internal courtyard with high picture windows providing idyllic views to all aspects. The spacious versatile accommodation is presented over two floors with underfloor heating to the ground floor and radiator heating to first floor with planning application made for further first floor extension providing a further 700 sq ft of accommodation comprising a double bedroom with balcony overlooking grounds, dressing area and en-suite. An internal viewing is essential as rarely do properties of this style, calibre and location become available.

GENERAL INFORMATION

Hardwood door leading to;

RECEPTION HALL

Tiled flooring, floor to ceiling sealed double glazed picture windows to front and side aspect, open plan access to further ground floor accommodation.

CLOAKROOM

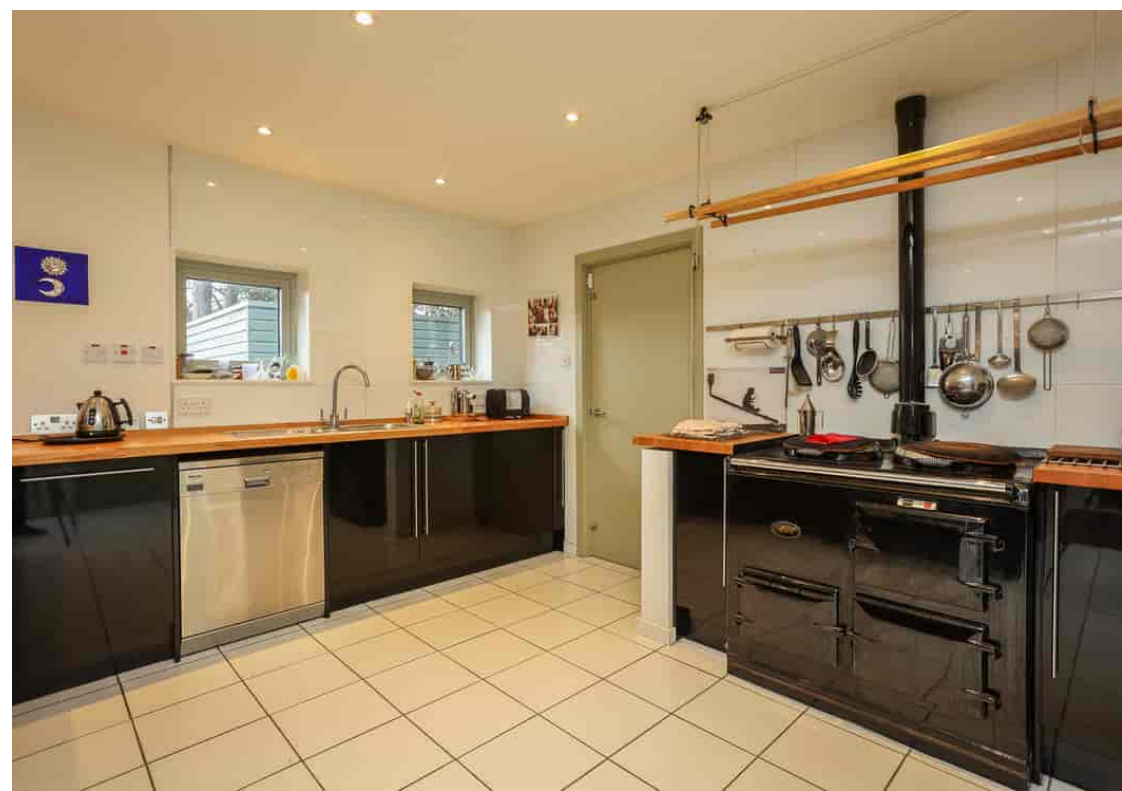
6' 11" x 5' 8" (2.11m x 1.73m) Two piece suite comprising low flush WC and vanity sink unit with fitted cupboards

STUDY AREA

14' 3" x 8' 11" (4.34m x 2.72m) Polished stone block flooring leading to;

STUDIO

16' 9" x 14' 2" (5.11m x 4.32m) Floor to ceiling sealed double glazed picture windows overlooking gardens and pond and internal courtyard, polished stone block flooring.





LIVING ROOM

20' 2" x 15' 9" (6.15m x 4.80m) Floor to ceiling sealed double glazed picture windows overlooking gardens and pond and internal courtyard, polished stone block flooring, TV point, corner solid fuel burner, door leading to courtyard, steps leading to;

KITCHEN/DINING ROOM

23' 9" x 14' 8" (7.24m x 4.47m) Floor to ceiling sealed double glazed picture windows overlooking internal courtyard, tiled flooring, one and a half bowl single drainer sink unit with cupboards under, matching base units with butcher block work surfaces over, drawers and cupboards under, free standing AGA, built in four piece ceramic hob with stainless steel tubular extractor fan over, shelved cupboard, door to central courtyard..

UTILITY ROOM

11' 9" x 5' 4" (3.58m x 1.63m) Floor to ceiling sealed double glazed picture windows overlooking internal courtyard, tiled floor, butcher block work surface with utility space under with plumbing for automatic washing machine, fitted shelving, wine rack and cupboard.

BEDROOM 3

12' 5" x 9' 5" (3.78m x 2.87m) Floor to ceiling sealed double glazed picture window, polished stone block flooring, exposed brick work.

INNER HALLWAY

Glazed balustrade stairwell leading to first floor accommodation., natural light ceiling window, door to central courtyard, square bayed sealed double glazed half landing window providing further natural light.

SHOWER ROOM

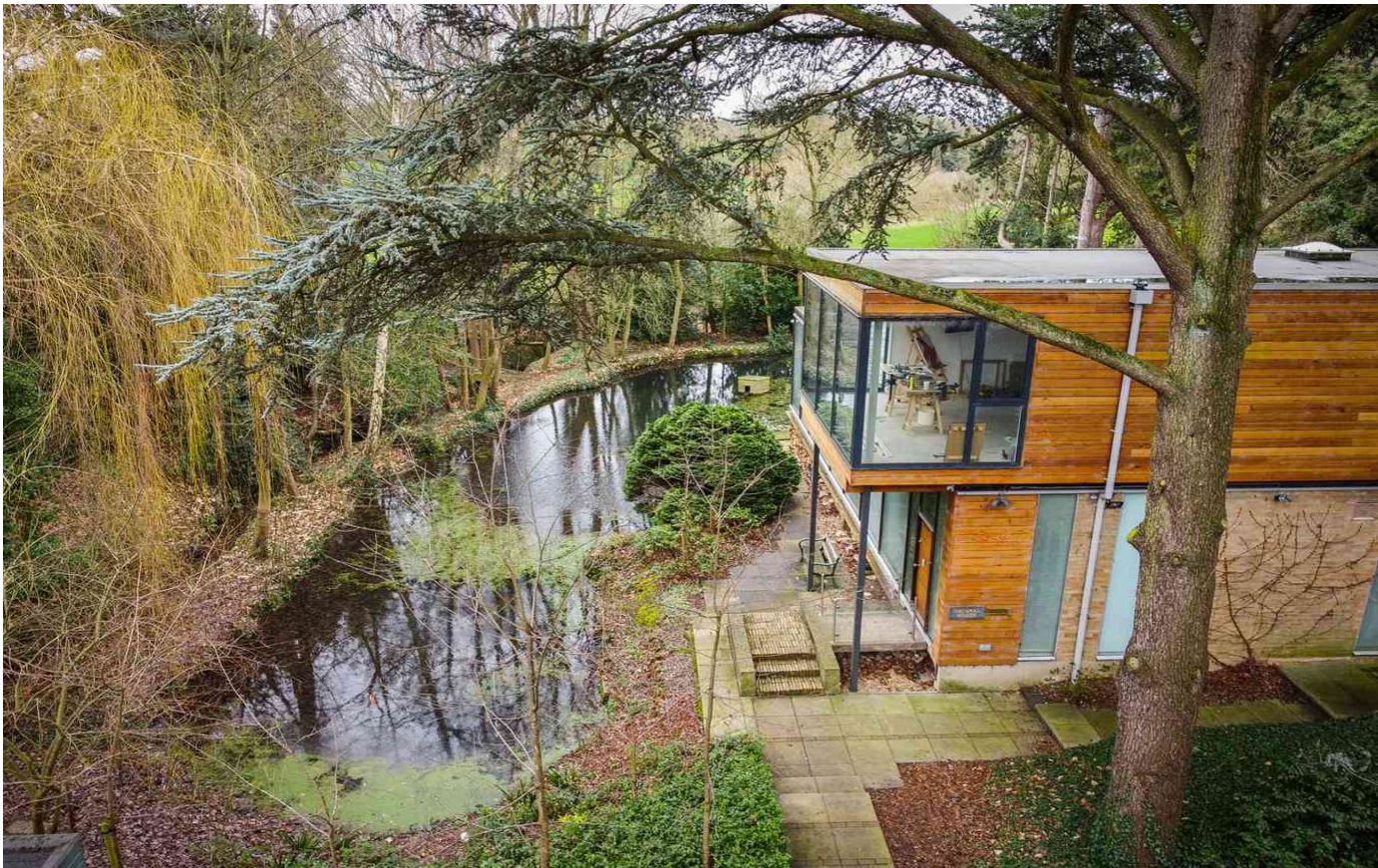
7' 1" x 4' 10" (2.16m x 1.47m) Three piece suite comprising walk in tiled shower cubicle, half moon sink unit and low flush WC, tiled floor, floor to ceiling sealed double glazed picture window, tiled floor, tiled splash back.

BEDROOM 2

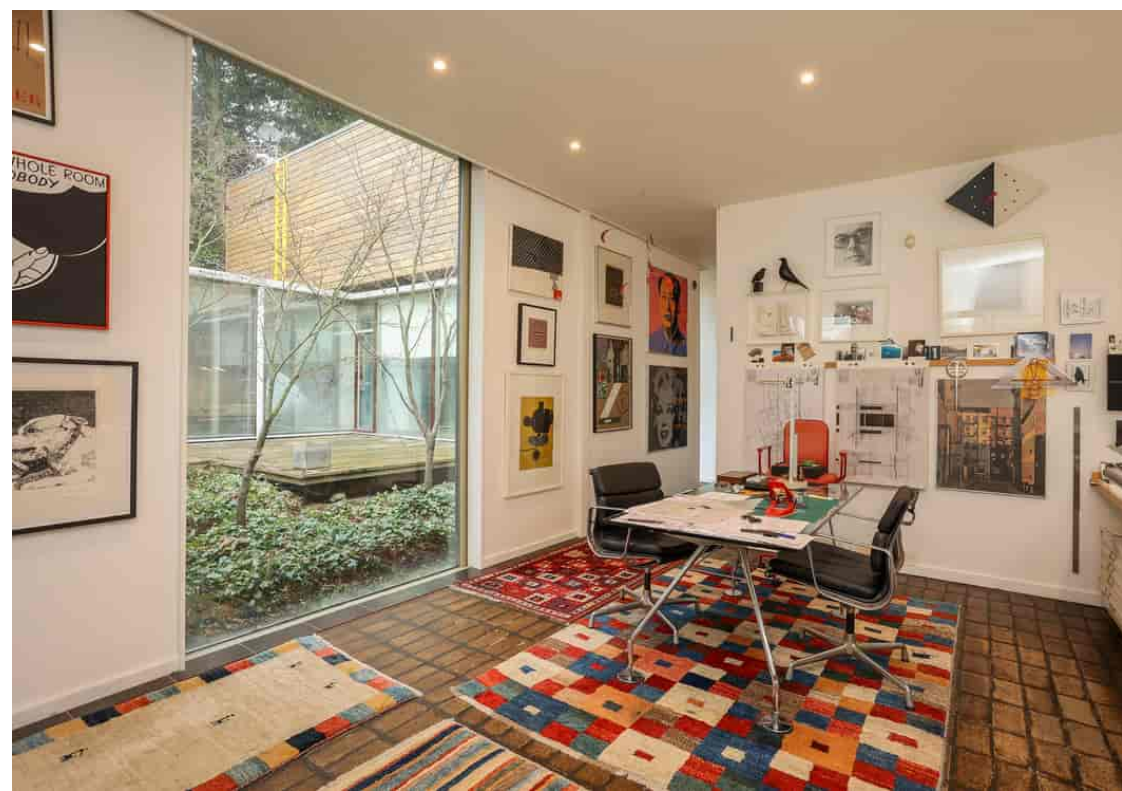
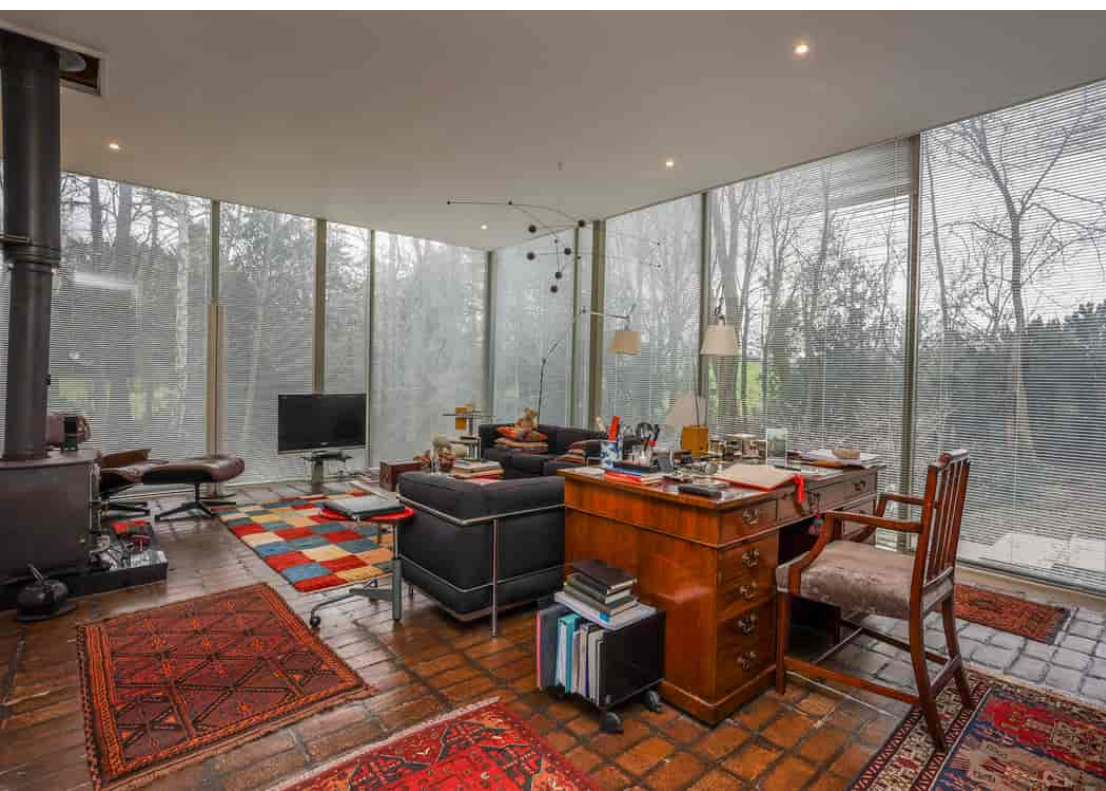
12' 11" x 11' 8" (3.94m x 3.56m) Floor to ceiling sealed double glazed picture window, polished stone block flooring.

BEDROOM 1

14' 11" x 12' 11" (4.55m x 3.94m) Floor to ceiling sealed double glazed picture windows overlooking internal courtyard, polished stone block flooring.









EN-SUITE BATHROOM

10' 1" x 7' 3" (3.07m x 2.21m) Four piece suite comprising panelled bath, walk in tiled shower cubicle, low flush WC and wash hand basin. tiled floor, heated towel rail, floor to ceiling sealed double glazed picture window.

FIRST FLOOR LANDING

Vertical radiator, Velux windows.

BEDROOM 4

24' 2" x 15' 3" (7.37m x 4.65m) Radiator, floor to ceiling sealed double glazed picture windows overlooking gardens and pond, walk in closet.

BEDROOM 5

Floor to ceiling sealed double glazed picture windows overlooking gardens, radiator.

FAMILY BATHROOM

11' 0" x 8' 5" (3.35m x 2.57m) Three piece suite comprising his and hers sink unit, walk in tiled shower cubicle and low flush WC, heated towel rail, tiled floor, wall mounted gas boiler providing heating to the first floor.



OUTSIDE

The property is approached via gated access leading to parking and detached wood panelled double garage with feature gardens surrounding the property incorporating woodland and pond with natural stream to side and evergreen screening to front aspect and open views to rear aspect.

SERVICES

All mains services are understood to be available. Central heating is electric under floor the ground floor and separate gas system to the first floor.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.



MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

TENURE

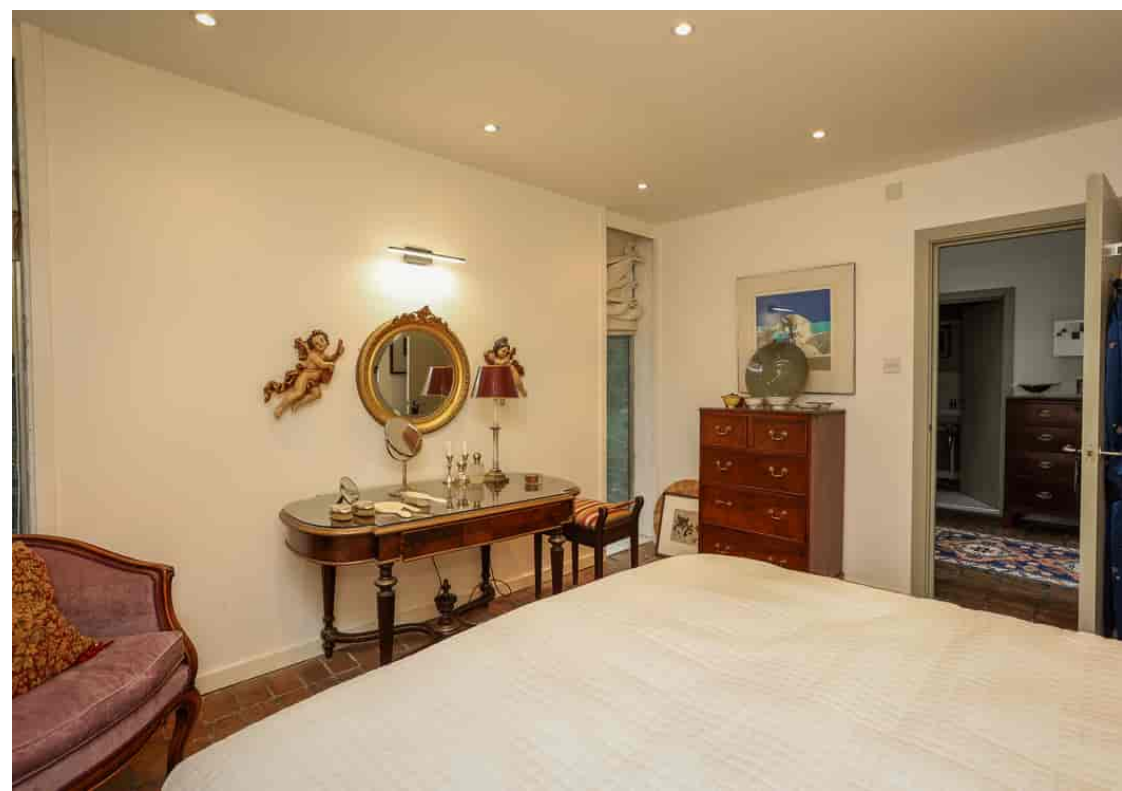
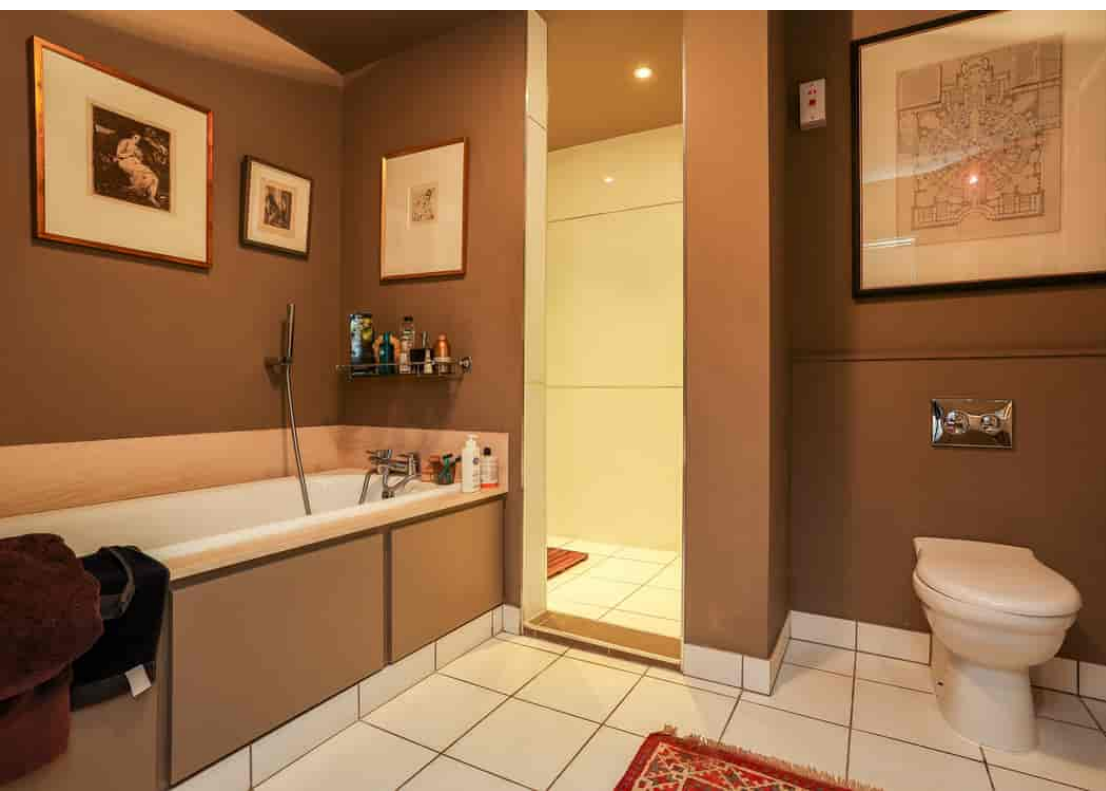
Freehold

COUNCIL TAX BAND

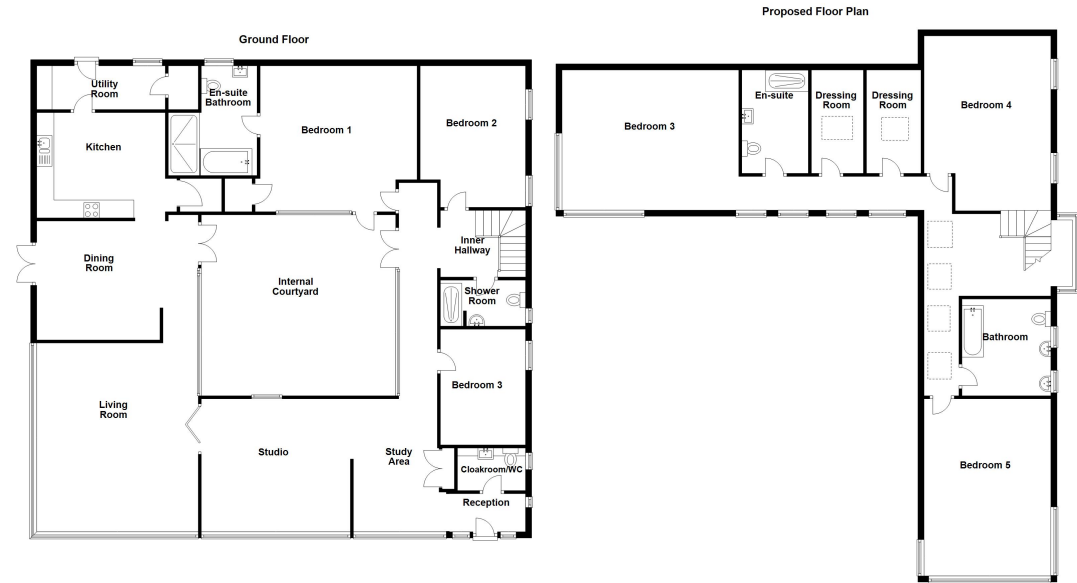
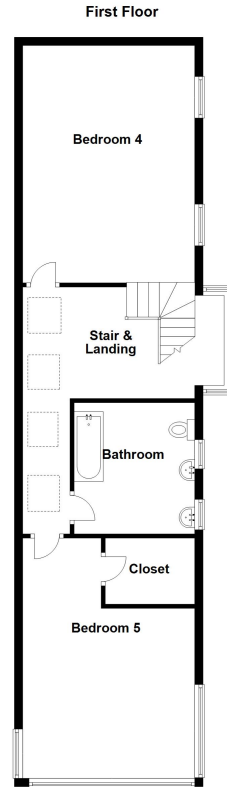
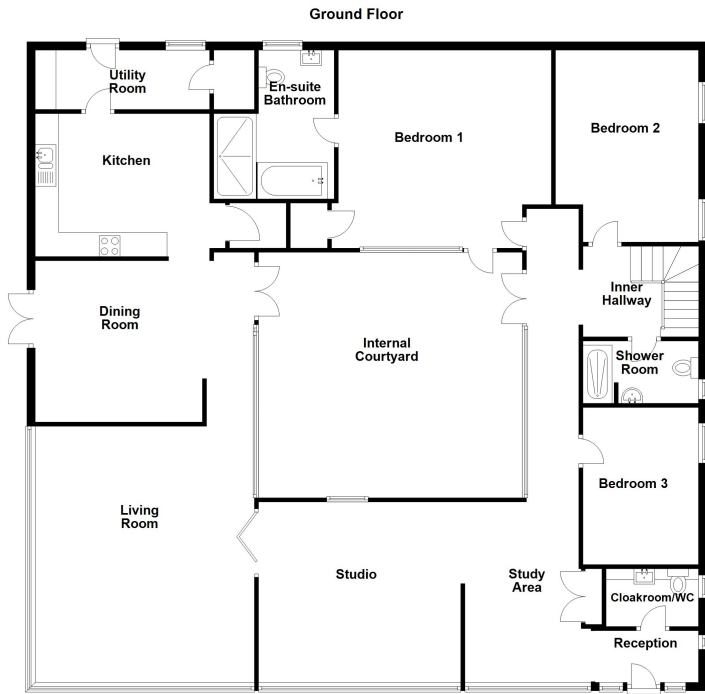
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FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between







IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

