

# JAMES SELICKS

26 UPPINGHAM ROAD

HOUGHTON ON THE HILL  
LEICESTERSHIRE LE7 9HH

GUIDE PRICE £395,000





This well-presented extended two-bedroom bungalow is set on a fantastic 0.24 acre plot, which has been lovingly maintained by the current owner. The property offers potential to extend further for those seeking additional space (subject to necessary planning consents).

#### Location

Houghton on the Hill lies approximately seven miles due east of Leicester city centre and retains a strong community spirit with a wide range of local amenities including a village store, pharmacy, post office, hair salon, two public houses, parish church and a variety of sporting and social facilities with a popular primary school filtering into the renowned Gartree and Beauchamp colleges at the nearby Oadby.

#### Accommodation

The entrance hallway features attractive wood flooring, a glass door opening to the front, and provides loft access. To the front of the home, the living room boasts a charming turret-style bay window alongside a square window, complemented by a cosy electric fire that creates a welcoming focal point.

The kitchen and dining area is a generous size, flooded with natural light from numerous windows and has patio doors leading onto the garden. It is well-equipped with a Belling double oven/microwave, a Siemens integrated dishwasher and Smeg induction hob, along with ample storage and a convenient door opening to the side passageway.

The master bedroom is located at the front of the property and benefits from fitted sliding wardrobes and a feature Apex window. The second bedroom is also a good-sized double, with two windows, one of which opens into the additional living space.

This second living area is bright and spacious, with sliding doors overlooking the beautifully maintained gardens, providing a lovely spot to relax or entertain. The family bathroom is fitted with a corner bath with shower over, a sink with storage, and a WC with additional storage above.

#### Outside

The property includes a single garage with power and lighting, as well as an adjoining outbuilding offering a sink, WC, and further storage. To the front, a hedge-lined boundary leads to a large gravelled driveway providing parking for up to eight vehicles and a covered porch that opens into the hallway. The rear garden is a glorious size, laid mainly to lawn, with a patio area, outdoor summer house, and a raised wooden terrace seating area, ideal for enjoying the outdoors in style and comfort.

**Tenure:** Freehold

**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:** ADSL, 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:** Lateral living. No specific accessibility modifications made.

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

















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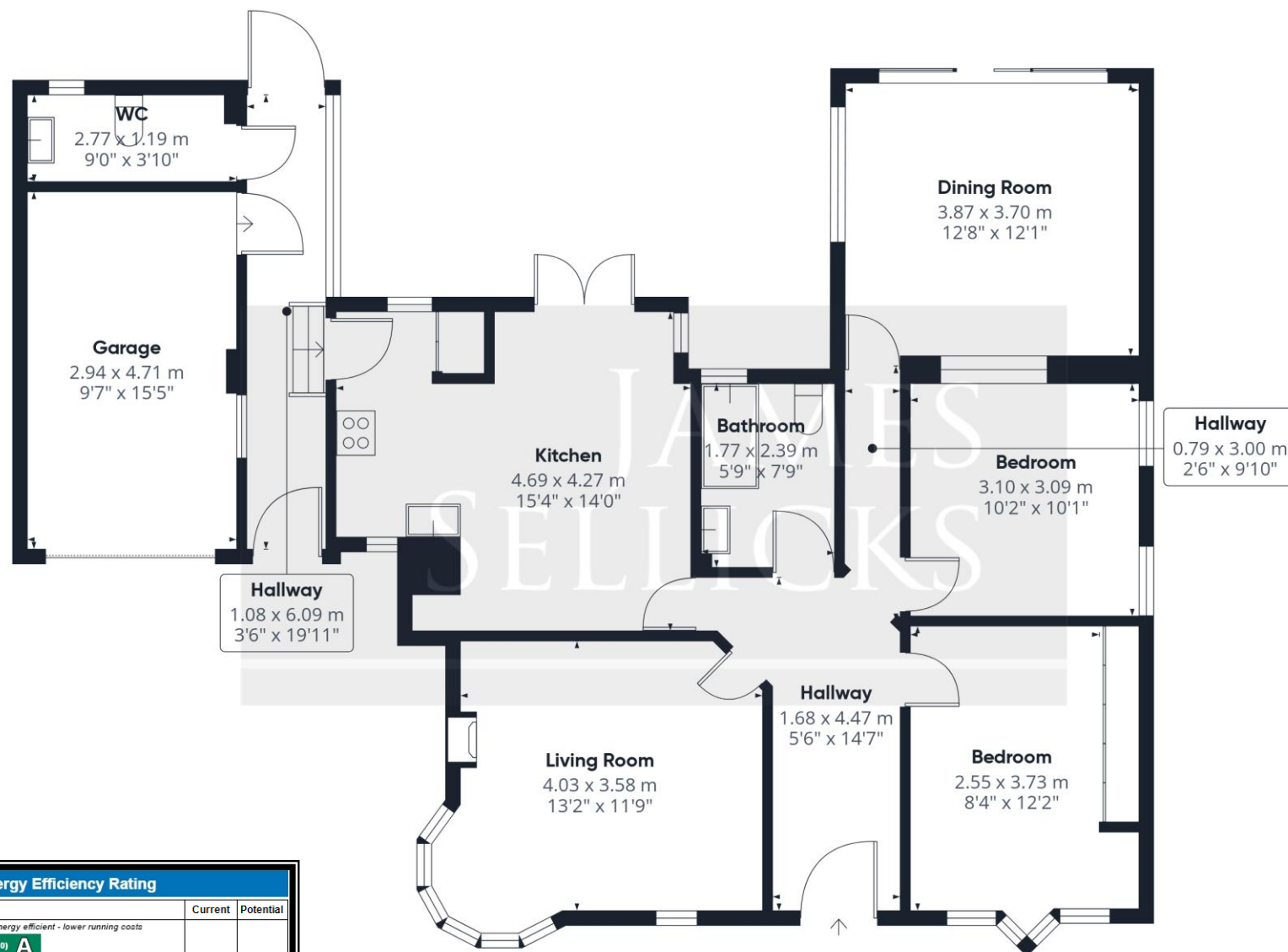
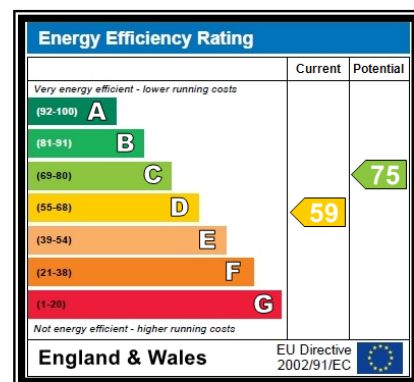
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#### Measures and Other Information

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.



**26, Uppingham Road Houghton-On-The-Hill, Leicester, LE7 9HH**

**Total Area : 1166 Square Feet (108.5 Sq M)**

All measurements and illustrations are approximate and not drawn to scale.  
This floorplan is for display purposes only and interested parties are advised to make their own independent enquiries.

The Vendor, Agency and Supplier accept no liability for accuracy.