

# JAMES SELICKS

91 UPPINGHAM ROAD

HOUGHTON ON THE HILL  
LEICESTERSHIRE  
LE7 9HL

GUIDE PRICE: £395,000



Situated within a quiet and sought-after village location, this beautifully presented, extended home offers a wonderful blend of character, modern living, and future potential, with an approved planning permission for a double-storey side extension (Harborough District Council 16/00765/FUL).

Porch • entrance hall • sitting room • open plan living/dining kitchen • utility • four bedrooms • bathroom • large frontage • driveway • deep, lawned rear gardens • outbuilding • EPC - D

### Location

The property is located on the peripheries of the popular east Leicestershire village of Houghton on the Hill, offering a wide range of amenities including a village store, two public houses, post office, hair salon, pharmacy, sporting and social facilities and popular village primary school filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby.

### Accommodation

An enclosed porch leads into an entrance hall housing the stairs to the first floor, and in turn a welcoming sitting room, an inviting space featuring Parquet style wood laminate effect flooring, a charming painted open brick fireplace with decorative mantel shelf above, picture rail detail, and a bay window to the front allowing for plenty of natural light.

To the rear, the property opens up into a stunning extended living/dining kitchen, perfect for modern family life and entertaining. This impressive room is fitted with an excellent range of stylish eye and base level units and drawers, with high-quality marble preparation surfaces and a double sink with flexi tap. Integrated appliances include a Hotpoint dishwasher, an induction hob with extractor over, further oven and microwave, and a freezer. A useful storage cupboard houses space for a washer and dryer, and the space is finished with Parquet style wood laminate effect flooring throughout and benefits from bi-fold doors and additional windows, flooding the room with natural light.

To the first floor, the principal bedroom is positioned to the front and is a well-proportioned double featuring cleverly designed built-in storage around the chimneybreast along with a decorative tiled recess. The second bedroom (currently used as the master) is also a generous double, while the third bedroom is a comfortable single. The family bathroom is stylishly finished and provides a bath with fixed drench and flexible shower heads over, enclosed WC, and a wash hand basin neatly positioned to maximise the space, complemented by white tiled walls.

### Outside

The property is set back from the road via a driveway providing off-road parking for at least three vehicles, with a partially tarmac frontage. Gated side access leads the lovely rear gardens, enjoying a sunny aspect and predominantly laid to lawn with a patio entertaining area and planted borders; there is also a useful brick built outbuilding which is insulated and has power, with doors and windows to the front and rear.







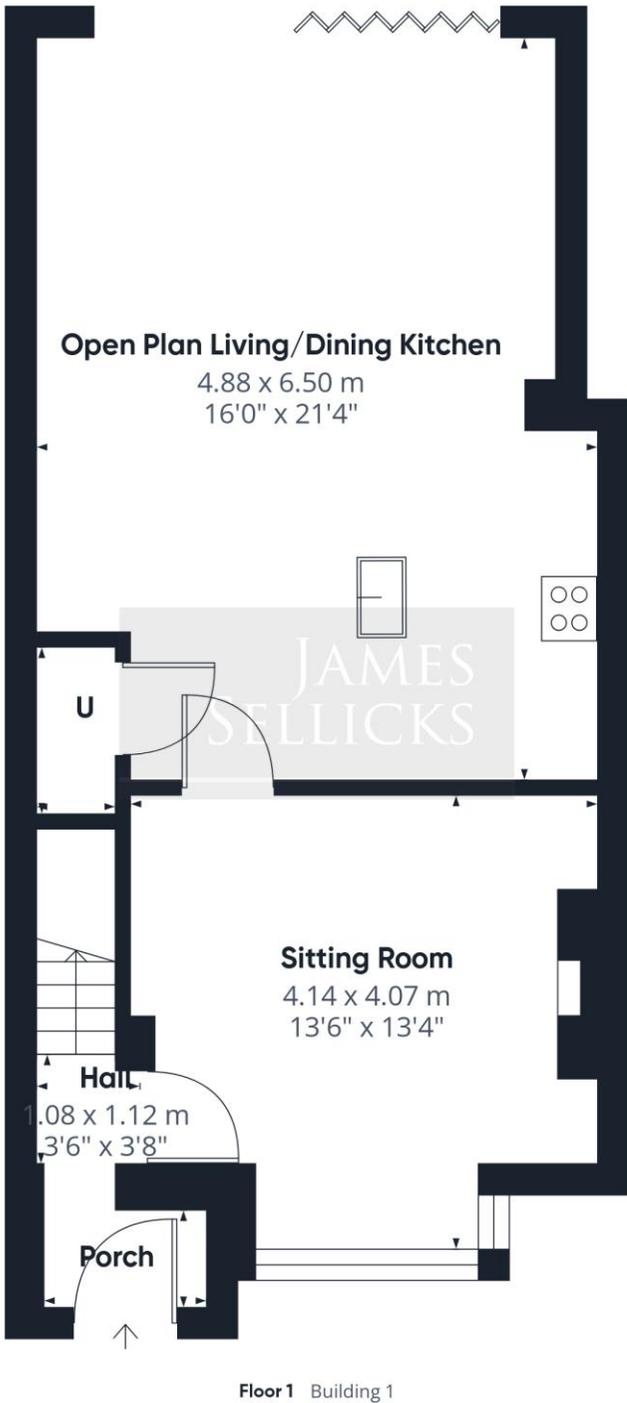
**Tenure:** Freehold.  
**Listed Status:** None.  
**Conservation Area:** None.  
**Local Authority:** Harborough District Council, **Tax Band:** C  
**Services:** Offered to the market with all mains services and gas-fired central heating.  
**Broadband delivered to the property:** Fibre, 150mbps.  
**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:** Two-storey property, no specific accessibility modifications made.

**Planning:** Harborough District Council Planning Application Number: 16/00765/FUL.  
A full renovation of the house began in 2016. This included brand new central heating system and Boiler. New glazing throughout to include the doors front and back, Internal Insulation, loft insulation and boarding. The plans that were submitted to Harborough Council were for a double storey extension to the left and a single storey extension to the rear of the property. Only the rear extension (phase one) has been completed as the second extension to the left of the property was intended to be phase two. Planning permission for phase two has since elapsed however we are informed after recent queries that contact the planning department may suffice to reinstate this application given that the plans have not altered in line with the original drawings.

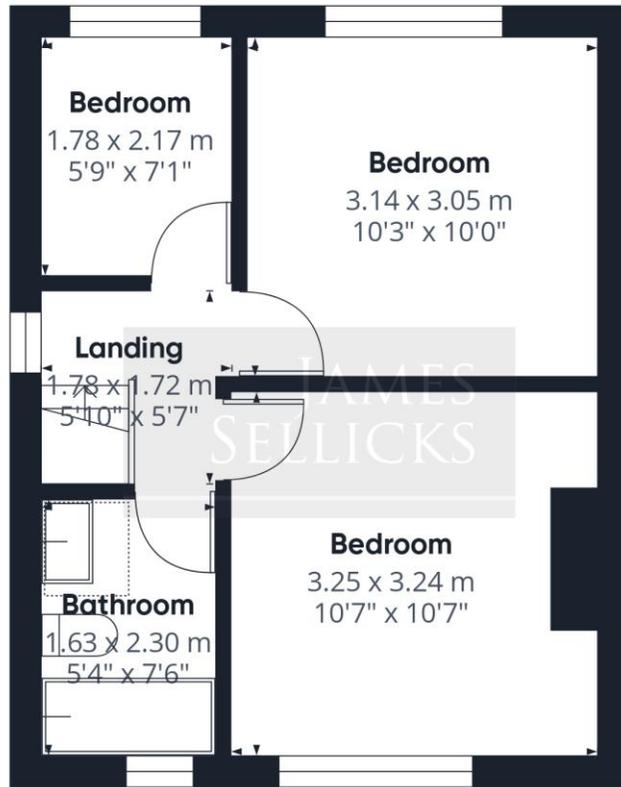




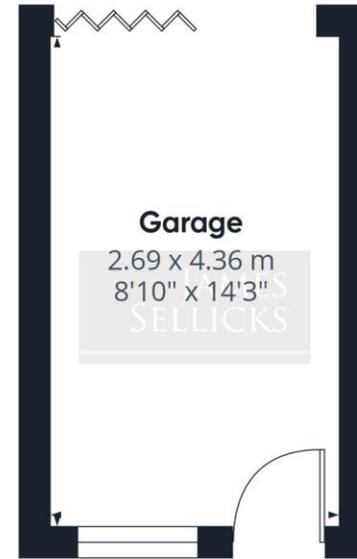




Floor 1 Building 1

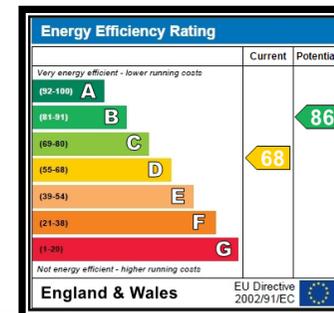


Floor 2 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**  
92.1 m<sup>2</sup>  
991 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesllicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

jamesllicks.com



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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.

