

JAMES SELICKS

4 FIRS ROAD

HOUGHTON ON THE HILL
LEICESTERSHIRE
LE7 9GU

GUIDE PRICE £425,000



A beautifully refurbished, three double bedroom, two bathroom detached bungalow offering stylish, light-filled accommodation throughout, thoughtfully updated by the current owners.

Porch • entrance hall • dining room • sitting room • breakfast kitchen • master bedroom • en-suite • two further double bedrooms • family bathroom • driveway • tandem garage • courtyard patio • enclosed rear garden • EPC - D

Location

The village of Houghton on the Hill enjoys a strong sense of community and offers a wide range of amenities including a village store, post office, hair salon, pharmacy, two public houses, sporting facilities and a popular primary school, filtering into Gartree High School and Beauchamp College at nearby Oadby.

Accommodation

The property is entered via a uPVC door and entrance porch leading into a spacious entrance hall with wood effect flooring providing access to the loft and useful cloaks and boiler cupboards, housing a wall-mounted Worcester boiler. To the front of the property is a bright dining room with a window and wood effect flooring.

The spacious sitting room to the rear of the house is a standout feature, centred around an attractive fireplace with painted surround, marble hearth and inset living flame gas fire, this stunning space has wood effect flooring throughout and a full height window and patio doors opening directly onto the rear garden, allowing for an abundance of natural light.

The refitted breakfast kitchen is well appointed with an excellent range of modern eye and base level units and drawers, complemented by wood effect preparation surfaces, metro tiled splashbacks and a stainless steel inset sink with chrome mixer tap beneath a window overlooking the garden. Integrated appliances include twin stainless steel ovens and a four-ring gas hob with stainless steel canopy extractor, along with space for a washing machine and fridge-freezer. Inset ceiling spotlights, a vertical radiator and tiled flooring complete the contemporary finish and continue through to a dining area with a door and further window to the garden.

There are three well-proportioned double bedrooms, all with wood effect flooring. The principal bedroom is particularly spacious and bright, with ample space for furniture, a high-line window to the front and patio doors leading onto the garden. This room also has its own fully tiled en-suite, fitted with a white three-piece suite comprising a WC, wash hand basin with storage and shower enclosure with fixed drench and flexible shower heads.

Bedroom two has a good range of built-in wardrobes and a window to the front. Bedroom three also has a front facing window. The fully tiled family bathroom is also fitted with a white three-piece suite comprising a panelled bath with a glazed screen, fixed drench and flexible shower heads, and a WC and wash hand basin with storage.







Outside

The property enjoys a neat lawned frontage and a tarmac driveway providing off-road parking for multiple vehicles and leading to a tandem garage. Gated access leads to a lovely, enclosed courtyard patio area with paved and gravelled seating areas, adjacent to the kitchen. The rear enclosed garden is mainly laid to lawn and features paved and decked seating areas with tree and shrubbed borders, creating an ideal space for outdoor relaxation and entertaining.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Harborough District Council

Tax Band: E

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, 188mbps.

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.

Planning issues: None our Clients are aware of.

Accessibility: Single-storey property however one short step at front door. No specific accessibility modifications made.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
 135.9 m²
 1464 ft²

(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.

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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.

