

# JAMES SELICKS

1 FIRS ROAD

HOUGHTON ON THE HILL  
LEICESTERSHIRE LE7 9GU

GUIDE PRICE £575,000





Situated on a good-sized plot of approximately one quarter of an acre, a substantially extended four-five bedroom detached family home offering spacious accommodation in this hugely popular east Leicestershire village.

Porch • entrance hall • ground floor shower room • sitting room • family/games room • beautifully refitted living kitchen • large utility room • master bedroom with adjoining study/dressing room • three further double bedrooms • family bathroom • further shower room • sweeping driveway • double garage • large front, side and enclosed rear gardens • EPC - C

#### Location

Houghton on the Hill is located approximately seven miles due east of the city centre and is surrounded by some of Leicestershire's most attractive rolling countryside. The village has a strong community spirit and plenty of amenities including pubs, an interesting mix of sporting and social facilities and a popular primary school filtering into Gartree High School and Beauchamp College at nearby Oadby.

#### Accommodation

A uPVC front door with window to side leads into a porch with a glazed inner door into the entrance hall with oak flooring housing the stairs to the first floor with a useful understairs storage cupboard beneath. A ground floor shower room provides a white three piece suite. The sitting room has three windows to the front and side elevations. The family/games room has a window to the side and a sliding patio door to side. The refitted living kitchen provides a good range of urban gloss fronted eye and base level units, granite preparation surfaces and a breakfast bar with oak top, Rangemaster professional oven with double oven and grill, five-ring gas hob with extractor unit, an undermounted stainless steel sink with a swanneck mixer tap, integrated dishwasher, American style fridge-freezer with water and ice facilities, a window and sliding patio door to the garden. A large utility room provides a range of base level units, a stainless steel sink, plumbing for a washing machine, space for a dryer, window and doors to the front and rear.

The first floor landing houses the airing cupboard and provides access to the master bedroom, with built-in wardrobes and cupboards above, a vanity unit, two windows to the front and rear and a study/dressing room (potential en-suite) with a window to the rear. Bedrooms two and three each have built-in wardrobes with cupboards over and a window to front. Bedroom four has a window to rear. A family bathroom provides a three piece suite comprising a low flush WC, pedestal wash hand basin, Spa bath and a uPVC double glazed window to the rear. A separate shower room provides a shower cubicle and a window to the rear.

#### Outside

To the front of the property is a sweeping tarmac driveway providing ample car standing and giving access to the double garage. There are large lawned front and side gardens behind mature conifer hedging. To the rear of the property are further enclosed lawned gardens with block paved patio areas and planted borders.

**Tenure:** Freehold

**Local Authority:** Harborough District Council, **Tax Band:** E

**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:** Unknown.

**Non-standard 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 issues:** None our Clients are Aware of.





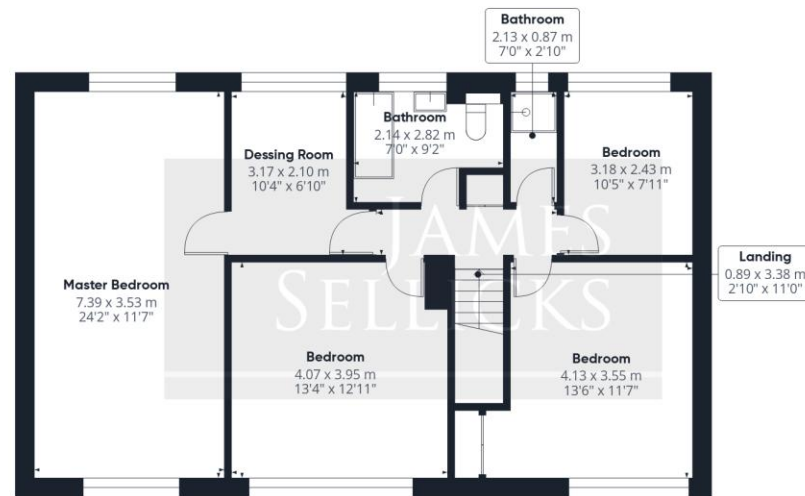








Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

252.8 m<sup>2</sup>

2721 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

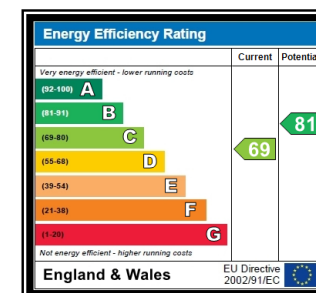
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360





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#### Important Notice

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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.

