

# JAMES SELICKS

9 LINWAL AVENUE

HOUGHTON-ON-THE-HILL  
LEICESTERSHIRE LE7 9HD

GUIDE PRICE: £395,000





Positioned on a delightful corner plot, a stunning chalet style property providing three bedrooms and two bathrooms, in this ever-popular east Leicestershire village.

Entrance hall • sitting room • living/dining kitchen • two ground floor bedrooms • shower room • 1st floor bedroom • bathroom • driveway • garage • superb gardens • no upward chain • EPC - C

#### Location

Located approximately seven miles due east of the city centre, Houghton is surrounded by some of Leicestershire's most attractive rolling countryside and retains a strong sense of community, with an interesting mix of sporting and social facilities, plus a popular primary school filtering into Gartree High School and Beauchamp College at nearby Oadby.

#### Accommodation

A smart front door with windows either side leads into a large, bright entrance hall with wood laminate flooring, a further window to the side, a contemporary vertical radiator and inset ceiling spotlights, housing the return, glass staircase to the first floor with an understairs storage cupboard beneath. The sitting room is a lovely space, flooded with natural light by virtue of windows to the front and side and patio doors leading onto the patio. There is a feature inset gas living flame effect fire, inset ceiling spotlights and two contemporary vertical radiators

The living/dining kitchen is simply stunning, boasting an excellent range of eye and base level units and drawers, ample marble effect preparation surfaces, tiled splashbacks, a ceramic one and a half bowl sink with mixer tap and a window above overlooking the garden. Integrated appliances include a CDA oven with a Hoover four-ring gas hob and concealed extractor unit above, a fridge-freezer, Sharp dishwasher and Candy washing machine. Inset ceiling spotlights and tiled flooring continues throughout, with space for a dining table and/or seating area, two contemporary vertical radiators and French doors leading onto the patio entertaining area.

The master bedroom is to the front on the ground floor and has two windows. Bedroom two is also a double room, with a window to the side. A luxury shower room with an obscure glazed window to the side provides a three piece suite comprising a large glazed shower enclosure with fixed and flexible shower heads, a wash hand basin with storage beneath and a mirror above and an enclosed WC; there are inset ceiling spotlights, a heated towel rail, fully tiled walls and tiled flooring. To the first floor is a spacious landing housing a large boiler/storage cupboard and having a large dormer window to the rear. Bedroom three has a dormer window to the rear and a range of built-in cupboards. A further large bathroom provides a central feature bath with shower attachment, an enclosed WC and a circular sink set within a vanity unit with drawers beneath and a dormer window above, a contemporary radiator, eaves storage, part tiled walls and tiled flooring.

#### Outside

The property enjoys a lawned, walled frontage to its corner plot with a paved path leading all the way around. A double, block paved driveway provides ample off street car standing and access to the single garage, having an up and over door, power and lighting, a window and personal door to the rear. Gated side access leads to the rear garden, hard landscaped for ease of maintenance and entertaining, this superb, south-west facing area is mostly block paved with a further gravelled seating area, shrub borders and fenced boundaries.

Tenure: Freehold. 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: Unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

Flooding issues in the last 5 years : None our Clients are Aware of.









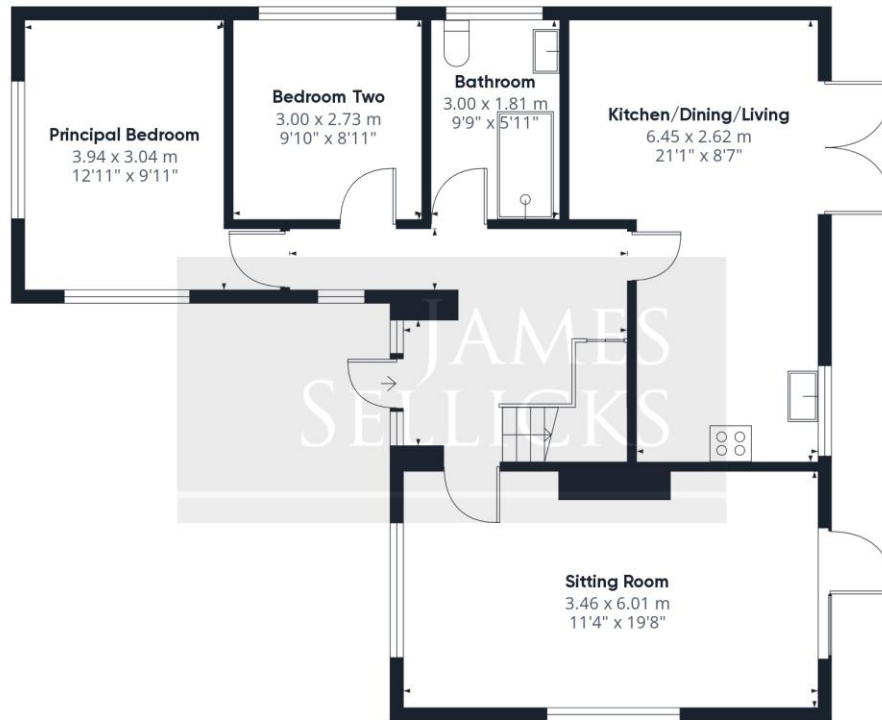




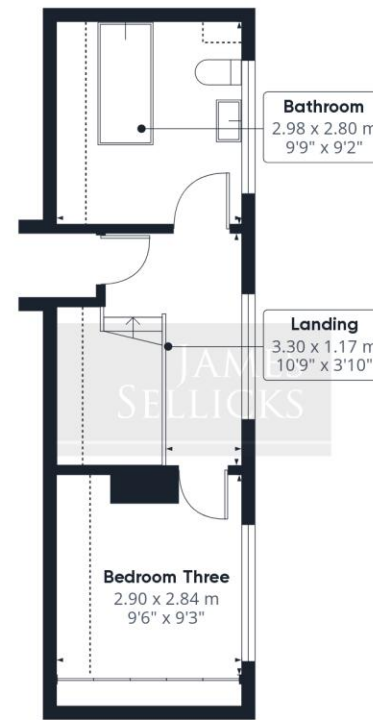








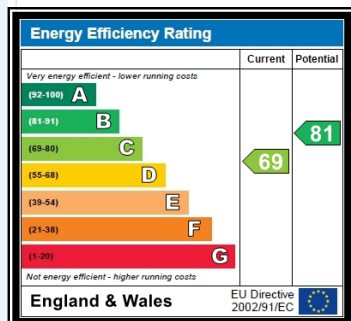
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



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

223.19 m<sup>2</sup>

2402.37 ft<sup>2</sup>

**Reduced headroom**

2.8 m<sup>2</sup>

30.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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.



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