



10 Forsells End, Houghton-On-The-Hill, Leicestershire LE7 9HQ



Positioned at the end of a quiet cul-de-sac in the sought-after village of Houghton on the Hill, this detached four-bedroom family home occupies a generous plot and offers excellent scope for updating and extension (subject to the necessary consents).

- Spacious hallway with understair storage
- kitchen with breakfast bar
- dining room
- living room
- utility room
- downstairs WC
- three double bedrooms and one single bedroom
- bathroom
- private rear garden
- in & out driveway and parking for 6+ vehicles

The property is approached via an attractive in-and-out driveway, providing parking for multiple vehicles and access to a double garage. The frontage is enhanced by a lawned garden with mature trees and shrubs, with gated side access leading to the rear. The rear garden is particularly private, with established trees and hedging creating a secluded setting. Mainly laid to lawn with a patio area, it offers excellent potential for landscaping or extension.

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.

Accommodation

A UPVC porch leads into a spacious hallway with an understairs storage cupboard and cloakroom. To the front, there is a study, while the main living room is of generous proportions, featuring a bay window, a brick-surround fireplace and sliding doors opening to the rear garden. An archway leads through to the dining room, which enjoys views over the garden.

The kitchen is fitted with a range of white eye and base level units with ample work surfaces, a double oven, gas hob and breakfast bar, with an adjoining utility room providing further storage, plumbing, and access to the garage and garden.

To the first floor, a landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a rear aspect, while bedrooms two and three are also doubles with storage. The fourth bedroom is a large single. The family bathroom is equipped with a corner bath, separate shower, WC and a wash basin.

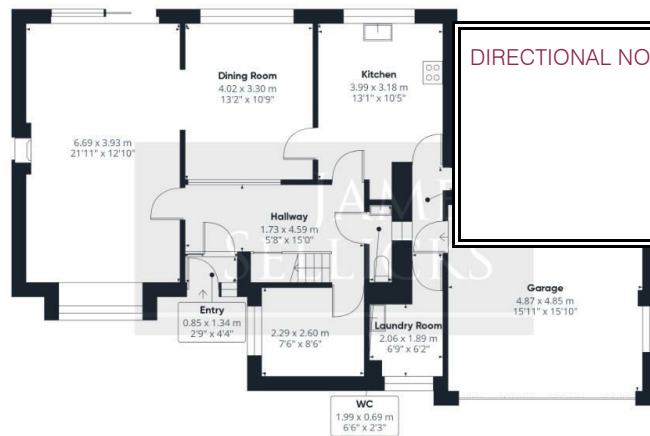
Outside



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Total Approx Gross Internal Floor Area 1743.00 sq ft

Measurements are approximate. Not to scale. For illustrative purposes only.



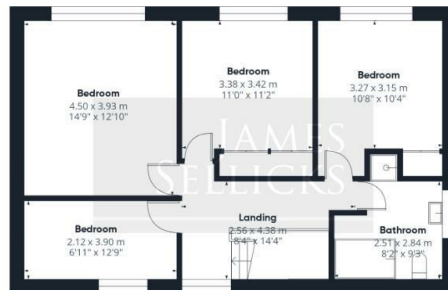
DIRECTIONAL NOTE

Approximate total area[®]
169.9 m²
1829 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.

GIRAFFE 360



Floor 2

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Measurements 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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