

# JAMES SELICKS

9 HOME CLOSE ROAD

HOUGHTON-ON-THE-HILL,  
LEICESTERSHIRE LE7 9GT

GUIDE PRICE £495,000





A stunning, four bedroom detached family home having undergone recent comprehensive refurbishment with a large contemporary ground floor extension, located in this regarded East Leicestershire Village.

Entrance hall • sitting room • family room • refitted kitchen open to large extended living room/dining room • utility room • ground floor cloakroom • four bedrooms • refitted bathroom • lawned front gardens • driveway • single garage • landscaped rear gardens • EPC - tbc

#### Location

The east Leicestershire village of Houghton on the Hill retains a strong sense of community and offers amenities catering for most day-to-day needs including a store, two public houses, post office, hair salon, chemist and a variety of sporting facilities including football, tennis and cricket clubs. There is also a popular primary school filtering into the renowned schools at Oadby including Beauchamp College.

#### Accommodation

The property is entered via a large entrance hall with herringbone effect laminate flooring, housing the stairs to the first floor. The spacious sitting room with has a gas living flame effect fire set within an oak surround with a marble hearth and back.

A family room/study with a raised contemporary electric fire houses a cloaks cupboard and gives access to the refitted kitchen which boasts a good range of eye, base and tallboy units with quartz preparation surfaces including breakfast bar space and an undermounted stainless steel sink with boiler tap. Integrated appliances include twin Neff ovens, a five-ring induction hob with extractor unit above, dishwasher, fridge-freezer and wine cooler. This room also houses a boiler cupboard and a further storage cupboard and opens up into a contemporary ground floor extension providing dining and seating areas with two roof lanterns, exposed brickwork, underfloor heating and bi-fold doors to the rear.

The ground floor accommodation is completed by a large ground floor cloakroom with a white two piece suite and a utility room providing a range of high-level units with space and plumbing for a washing machine and condenser dryer, a Worcester wall mounted boiler and access to the single garage

To the first floor, a spacious landing housing the airing cupboard gives access to four bedrooms , three with built-in wardrobes and a stunning recently fitted family bathroom with a contemporary heat towel providing a white four piece suite comprising a low flush WC, trough wash hand basin with drawers beneath, a panelled bath and a double shower enclosure with fixed and flexible showerheads.







### Outside

To the front of the property are lawned gardens and a large block paved driveway leading to a single garage with an electric door. To the rear of the house are attractive landscaped gardens with paved patio areas and shaped lawns with planted borders.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** E

**Listed Status:** None.

**Conservation Area:** None.

**Services:** All mains services, gas-fired central heating and wet underfloor heating.

**Broadband delivered to the property:** Full Fibre, speed 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.







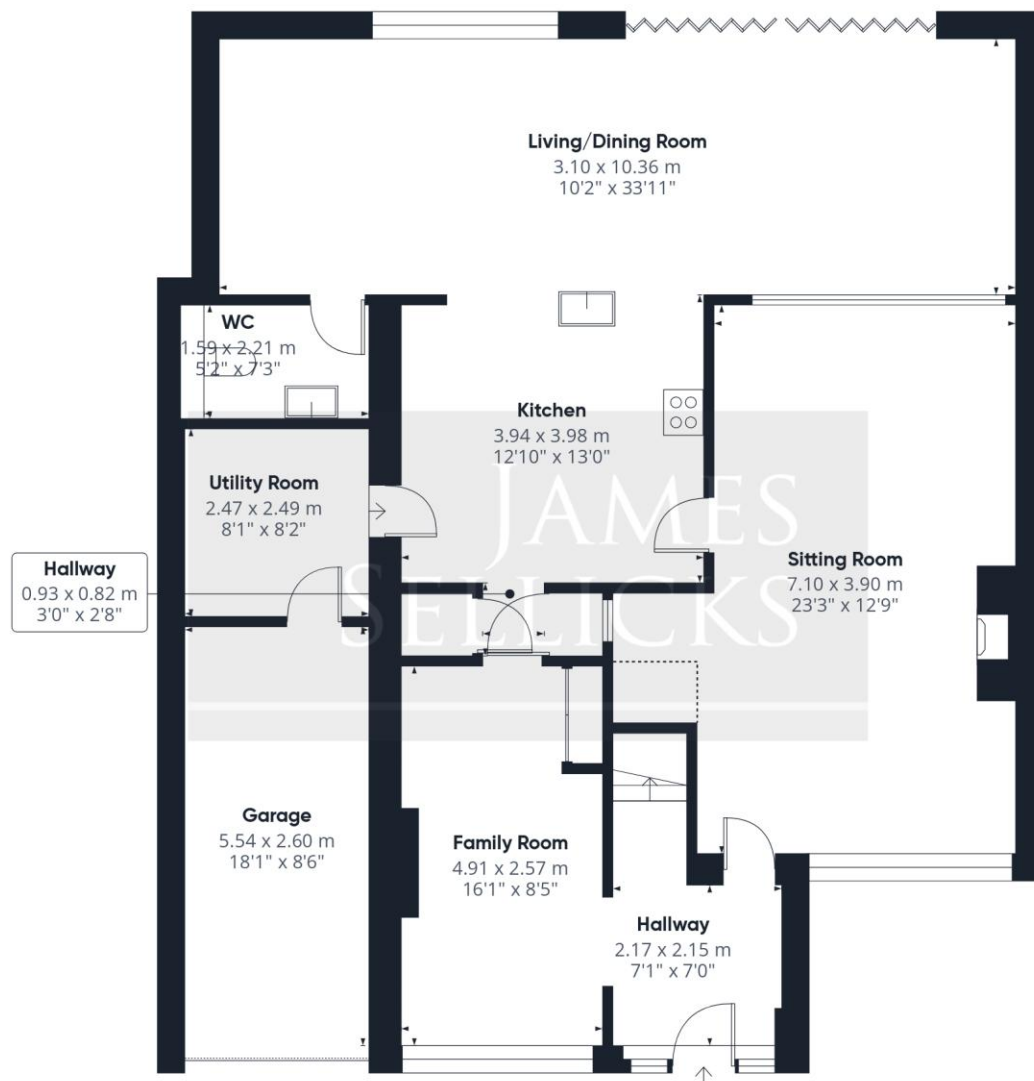




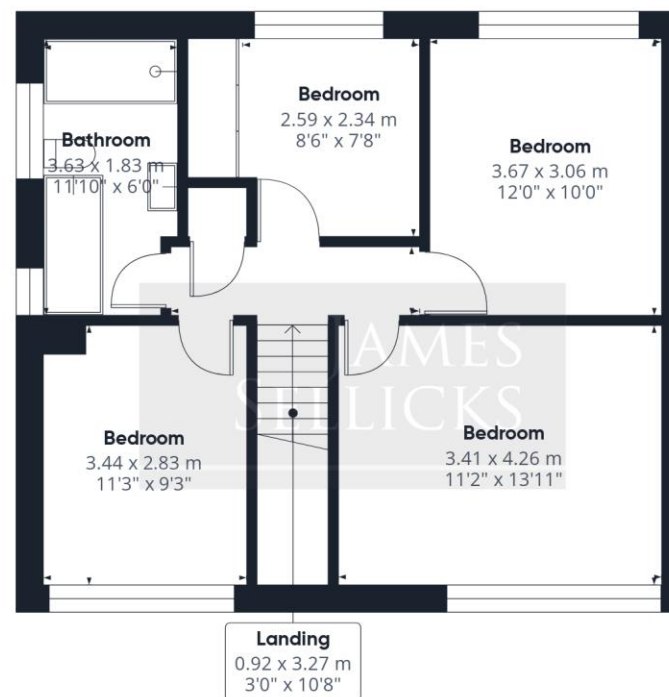








Floor 1



Floor 2

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

177.4 m<sup>2</sup>

1909 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

8 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.



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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.

