



STACEY AVENUE
HOUGHTON ON THE HILL, LEICESTERSHIRE

JAMES
SELICKS

Sales • Lettings • Surveys • Mortgages



Sales • Lettings • Surveys • Mortgages

Stacey Avenue,
Houghton On The Hill,
Leicestershire

This immaculate three bedroom detached home, built in 2018 by William Davis Homes is tucked away on the popular Manor Green development in the sought after east Leicestershire village of Houghton On The Hill, and offered for sale with no upward chain.

Three bedroom detached home | Built 2018 | Immaculately presented | Attractive outlook to front | Kitchen/diner and utility room | 6 years remaining on NHBC Certificate | Ensuite and family bathroom | Detached single garage and driveway | Enclosed garden to rear | No upward chain |

ACCOMMODATION

As you step in through the front door the stairs lead upwards while the sitting room is to your left. Bathed in natural light the large bay window offers a lovely outlook on to local countryside. There is an inner hall which offers access to a guest cloakroom and leads through to the spacious kitchen/diner at the rear.

The kitchen is well equipped with an extensive range of contemporary wall and base units, providing ample storage with integrated appliances including SMEG oven, gas hob, dishwasher and fridge/freezer. Double doors allow for plenty of light and access into the garden. The utility room is tucked away in the corner and features a range of matching units and further work surface space with plumbing and space for a washing machine.

Upstairs the master bedroom enjoys a view over the garden and features an en suite shower room with contemporary suite. There are two further bedrooms both enjoying countryside views and the family bathroom features a modern suite comprising shower cubicle, bath, wash hand basin and low-level WC.

OUTSIDE

There is an attractive front garden and paved path to the front with hard-standing drive to the side providing off-road parking for several vehicles, leading to the single detached garage.

The rear garden is of a good size and features paved patio terrace, lawn and further terrace which takes advantage of the westerly aspect and late afternoon/evening sun. The garage has power and light, personnel door to the side into the garden and up and over door to the front.

TENURE: Freehold

LOCAL AUTHORITY: Harborough District Council

TAX BAND: D

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

ESTATE CHARGES: There is an approximate £365 per annum estate charge for the upkeep and maintenance of the communal open/recreational areas on Manor Green.

LOCATION

Houghton on the Hill lies approximately seven miles due east of Leicester and retains a strong village community with active sporting and social scenes and a wide range of amenities including a village store, post office, hair salon, pharmacy, two public houses and a highly sought after village primary school filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby.

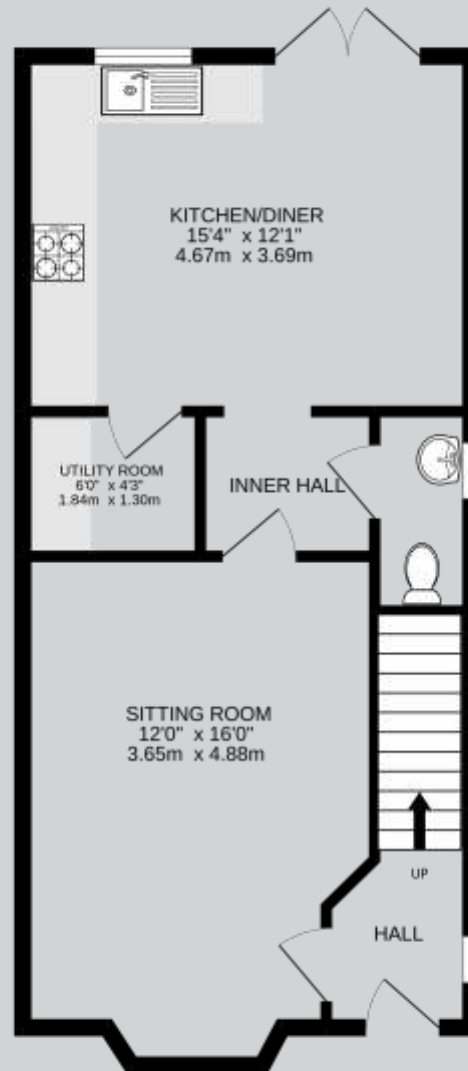
DIRECTIONAL NOTE

From Market Harborough proceed along the A6 towards Leicester. At the Foxton roundabout take the third exit B6047 through the Langtons towards Billesdon. At the A47 turn left towards Leicester. Proceed through Houghton and take the last turn left into Deane Gate Drive. Turn left into Linwal Avenue and right into St Catherines Way. Turn right into North Way and right into Winckley Close, which becomes Stacey Avenue where the property can be found on the left hand side.

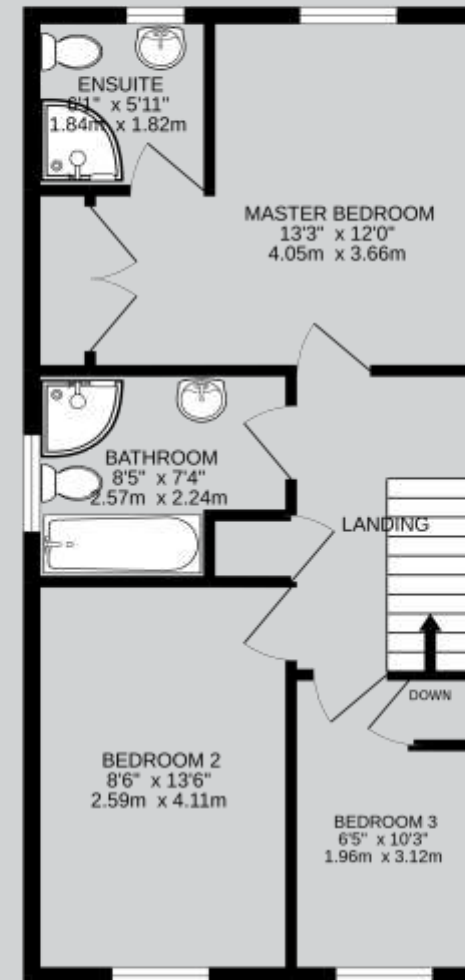




GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.

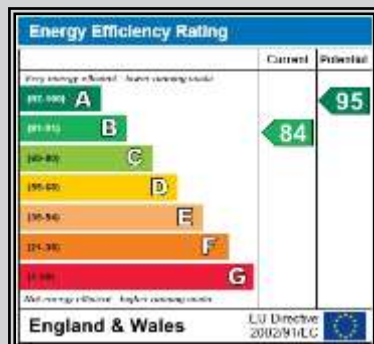


1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02022





www.jamesseelicks.com



Market Harborough Office
13 Church Street
Market Harborough LE16 7AA
mh@jamesseelicks.com
01858 410008

Oakham Office
01572 724437

Leicester Office
0116 285 4554

London Office
0207 839 0888



- Important Notice**
- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

Sales • Lettings • Surveys • Mortgages