



NO. 33, UPPINGHAM ROAD, HOUGHTON-ON-THE-HILL

*GUIDE PRICE: £1,200,000*







A beautifully presented contemporary home set within the sought-after village of Houghton-on-the-Hill, offering flexible four / five bedroom accommodation. The property features generous reception spaces, an impressive open plan kitchen, and a ground floor bedroom option with separate shower room, ideal for guests or multigenerational living. Finished to a modern standard throughout, with a landscaped garden and excellent village connectivity, this is a home designed for comfortable, adaptable living.







### Space to Live

The reception rooms at No.33 offer generous, well-proportioned spaces that feel composed and easy to live in. Natural light enhances the layout, creating rooms that feel open yet grounded, suited to both everyday living and more formal occasions. These spaces adapt effortlessly, whether used for entertaining, family life or quieter moments. The balance between openness and definition allows each room to feel purposeful without feeling closed off.

### Open Plan Living

The open plan kitchen sits at the heart of the home, designed to bring people together naturally. Contemporary in style, the space combines clean lines with practical flow, making it equally suited to daily routines and social gatherings. Large glazing draws in natural light and connects the room to the garden beyond. Cooking, dining and living areas are clearly defined yet visually connected, creating a space that feels both functional and relaxed.

### The Principal Suite

The principal bedroom is positioned as a private retreat within the home, offering











generous proportions and a calm atmosphere. Light and space combine to create a room that feels restful and considered, with ample scope for furniture without compromise. Set apart from the main living areas, the suite enjoys a sense of quiet separation. It is a space designed for rest, reflecting the home's contemporary character while remaining warm and understated.

#### Sweet Dreams

The additional bedrooms are thoughtfully arranged to suit a variety of needs, each offering good proportions and excellent natural light. These rooms provide flexibility, easily accommodating family members, guests or alternative uses. A ground floor bedroom option, supported by a separate shower room, adds an important layer of adaptability. This makes the home well suited to multigenerational living or those seeking future-proofed accommodation.







### Family Bathroom

The family bathroom is finished in a clean, modern style, designed to feel calm and practical. Contemporary fittings and a restrained palette create a space that is both functional and visually balanced. Well positioned to serve the upper floor bedrooms, the bathroom works comfortably for family life. Its simplicity and quality reflect the considered design found throughout the home.

### Gardens & Grounds

The gardens provide a private and well-balanced setting, designed to complement the architecture of the house. A paved terrace creates a natural extension of the living spaces, ideal for outdoor dining and entertaining. Beyond this, lawned areas and planting soften the space and create a sense of enclosure. The result is a garden that feels established, manageable and easy to enjoy throughout the seasons.





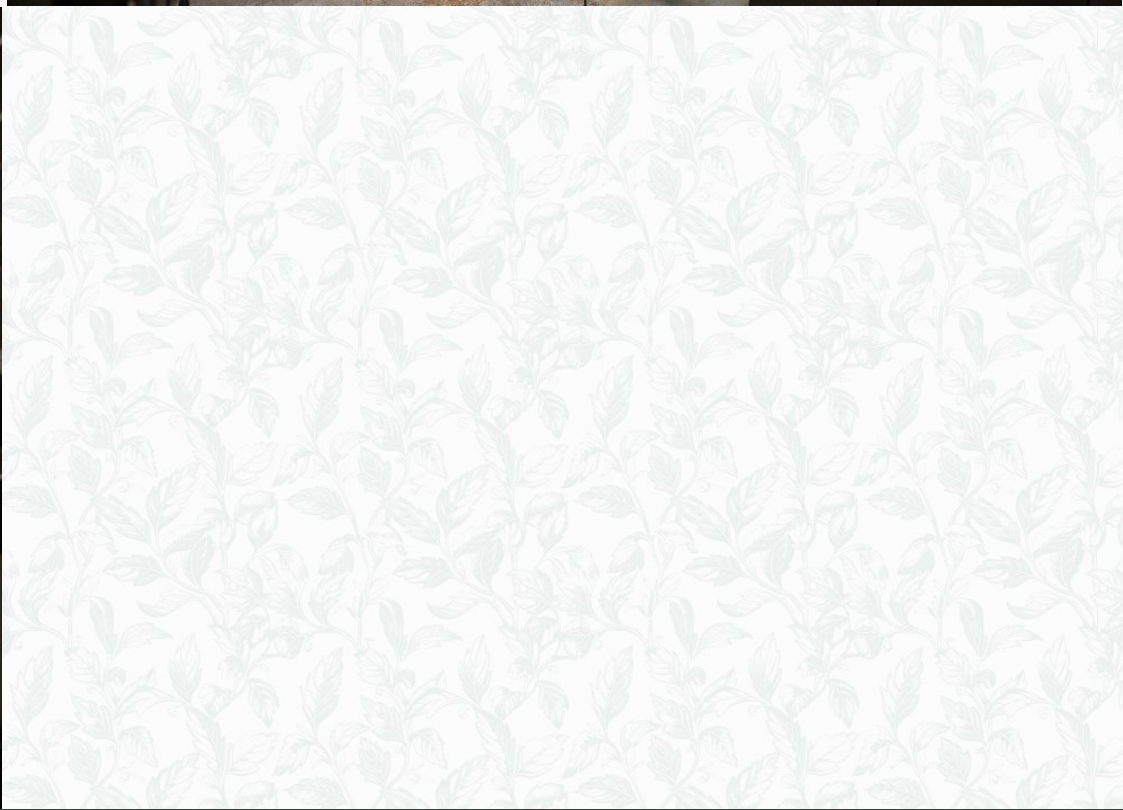




#### Final Word

No.33 is a home defined by proportion, light and flexibility. Contemporary in style yet grounded in its setting, it offers spaces that adapt naturally to modern life without feeling forced. Set within the village of Houghton-on-the-Hill, this is a property that balances design with practicality. A home that feels settled, confident and built to be enjoyed for years to come.





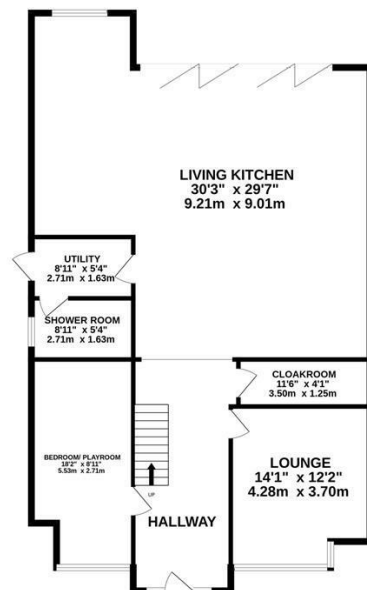




## KEY FEATURES:

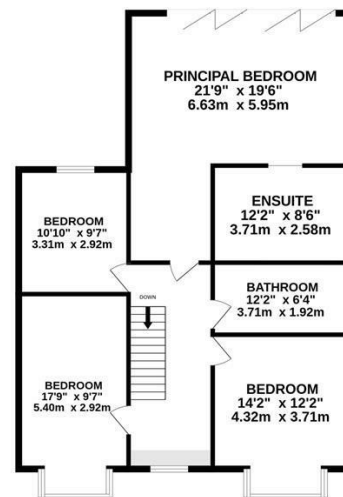
- Contemporary village home in Houghton-on-the-Hill
- Flexible four / five bedroom accommodation
- Ground floor bedroom option with separate shower room
- Generous reception spaces filled with natural light
- Open plan kitchen, dining and living space
- Principal bedroom suite with calm, private feel
- Landscaped garden with terrace for entertaining
- Designed for modern living with future flexibility

GROUND FLOOR  
1745 sq.ft. (162.1 sq.m.) approx.



DOUBLE GARAGE  
20'7" x 20'1"  
6.28m x 6.11m

1ST FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA : 2802 sq.ft. (260.4 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.  
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4



3



2



2832.00 sq ft



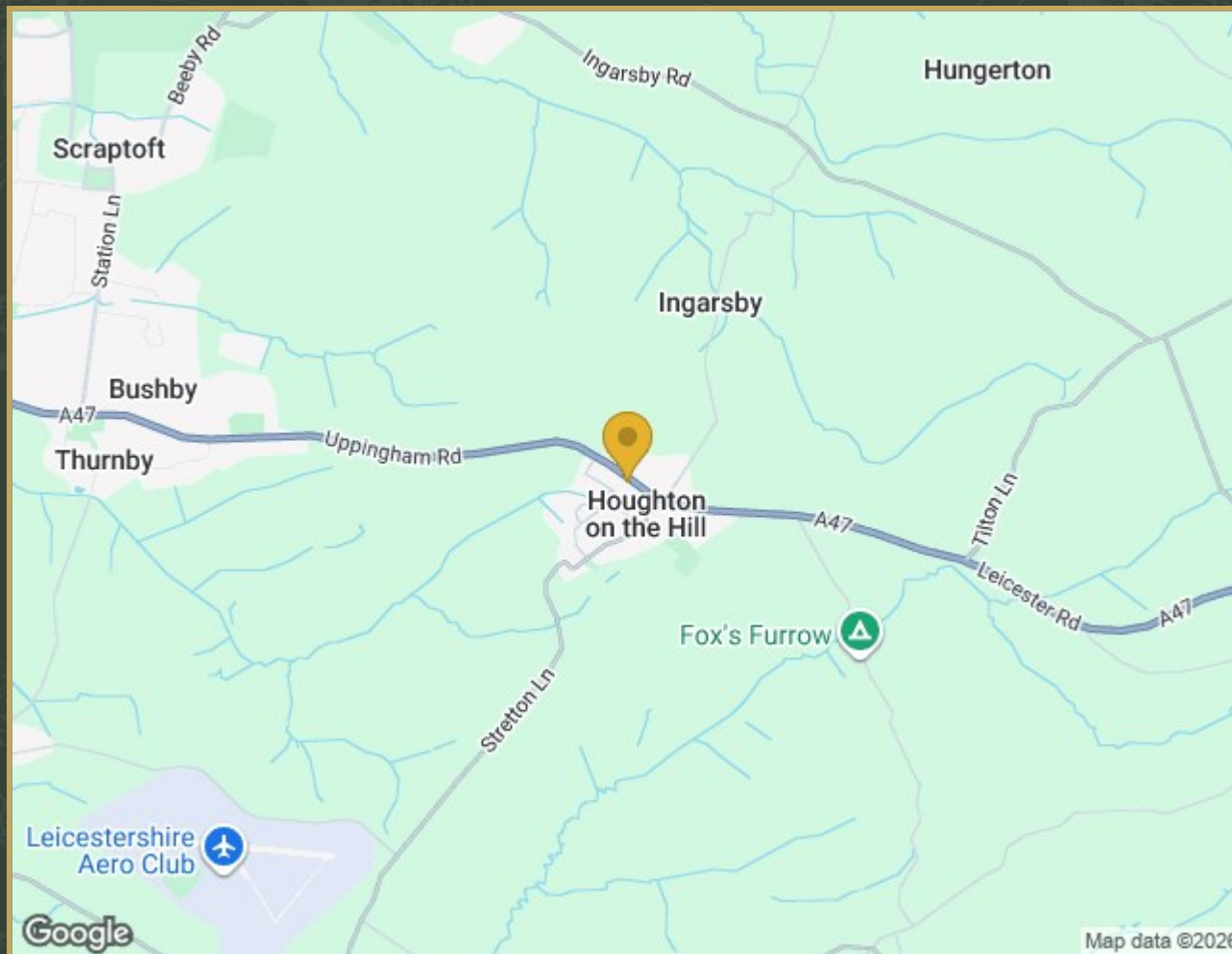
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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





# *Property Location*



No.33 Uppingham Road, Houghton-On-The-Hill, Leicester, LE7 9HJ

