

£279,000

Directions

Entering Houghton on the A47 number 6 Uppingham Road will appear on the left hand side.



The circle points to the centre of the postcode, and does not pinpoint the actual address. Please contact the branch for more details.



Uppingham Road Houghton-On-The-Hill Leicester LE7 9HH

Viewing by appointment with



42 The Parade Oadby
LEICESTER LE2 5BF
DX 10996 OADBY
T 0116 271 9671
F 0116 272 0058
E oadby@sequencehome.co.uk

Property Ref: OAD100699

see all our properties at www.sequencehome.co.uk and www.rightmove.co.uk

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Trading name of Sequence (UK) Limited, registered in England and Wales, company number 4268443. Registered at The Bailey, Skipton, North Yorkshire BD23 1DN.

Wonderfully presented individual detached family home situated on a generous plot in this popular East Leicestershire village. Property briefly comprises entrance hall, two reception rooms, family room, breakfast kitchen, utility room, downstairs W.C., three first floor bedrooms and family bathroom.

- Detached family home
- Four double bedrooms
- (Guest bedroom downstairs)
- Two reception rooms
- 17ft bathroom with five piece suite
- Detached double garage
- Open views to rear



Entrance Hall

With single panel radiator and stripped timber floor.

Lounge

22' 6" x 11' 11" (6.86m x 3.63m)

With window to front, real flame gas fire with stone surround, two double panel radiators, television aerial point and door leading to rear garden with window to side.

Dining Room

17' 8" x 10' 9" (5.38m x 3.28m)

With window to side, single panel radiator, real flame gas fire with tiled border and Adam style surround, stairs rising to first floor and double doors leading to family room.

Family Room / Guest Bedroom

11' 11" x 11' 2" (3.63m x 3.40m)

With window to rear and two double panel radiators. This room is currently used as a study.

Kitchen

12' 3" x 11' 10" (3.73m x 3.61m)

With window to rear, double bowl stainless steel sink unit inset into roll edge work tops with mixer tap over and tiled walls, a range of fitted wall and base units, automatic dishwasher, built in oven with gas hob and air extractor hood over, window to side and ceramic tiled floor.

Utility Room

9' x 5' 10" (2.74m x 1.78m)

With UPVC door to rear garden and window to side, plumbing for automatic washing machine, appliance space, fitted wall cupboards, wall mounted central heating boiler and ceramic tiled floor.

Cloakroom/w.C

With frosted window to side, low level W.C, corner wash hand basin with tiled splash backs and radiator.

First Floor Landing

With window to side, single panel radiator and built in storage cupboard.

Bedroom One

17' 6" x 11' 11" (5.33m x 3.63m)

With window to rear, single panel radiator, fitted wardrobes and fitted drawer units with vanity wash hand basin.

Bedroom Two

12' 10" x 10' 9" (3.91m x 3.28m)

With window to side, double panel radiator and built in cupboard.

Bedroom Three

12' 3" x 8' 9" (3.73m x 2.67m)

With window to front, single panel radiator and built in cupboard.

Family Bathroom

17' 6" x 5' 9" (5.33m x 1.75m)

With opaque window to rear, five piece suite comprising paneled bath, shower cubicle, low level W.C, bidet and inset wash hand basin with vanity cupboard under with double panel radiator

Garage

22' 11" x 22' (6.99m x 6.71m)

This large double garage has power and lighting and up and over rolling doors.

Outside

Front. There is a gated driveway which leads to a detached double garage at the rear of the property, also to the front there is a lawned fore garden and ornamental pond.

Rear. The enclosed rear garden is a particular feature comprising patio area leading into extensive lawns with a range of established beds and borders.

