



# READINGS

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Uppingham Road

Houghton-on-the-Hill, Leicester, LE7 9HJ

**£750,000**



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Houghton-on-the-Hill, Leicester, LE7  
QH 1

A Rare Find! Spacious Family Home with Annex & Endless Potential.

Opportunities like this don't come around often! This spacious detached family home sits on an impressive 0.37-acre plot, offering not just a beautiful main residence but also a detached annex—currently a beauty salon—plus a separate games room/additional office space, extensive parking, and generous gardens.

Inside the main house, you'll find a porch and reception hallway, a handy storage area and downstairs WC, a front sitting room, and a large, stylish lounge overlooking the rear garden. The spacious dining kitchen, packed with storage, is perfect for family life. Upstairs, there are four bedrooms and a family bathroom.

The annex features a reception area, office space, utility room, and WC, plus a loft room with a shower—ideal for a home business, guest accommodation, or additional family living.

On top of all of this, there's a detached games room/additional office space and a large rear garden, with plenty of scope for further expansion of the house or possibly even further development of the site (subject to the necessary consents).

This truly unique property has so much to offer, and we expect high interest—so don't miss your chance! Book your viewing today.

## Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: F

Type of Construction: Standard

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

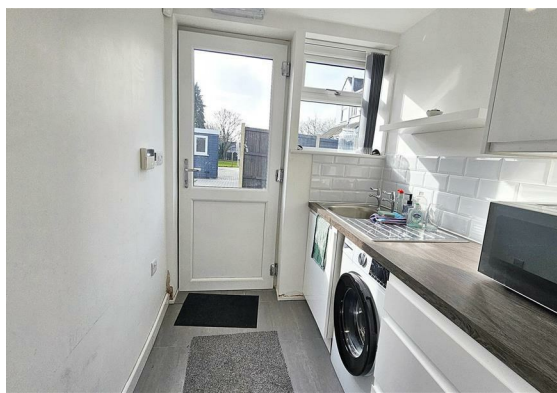
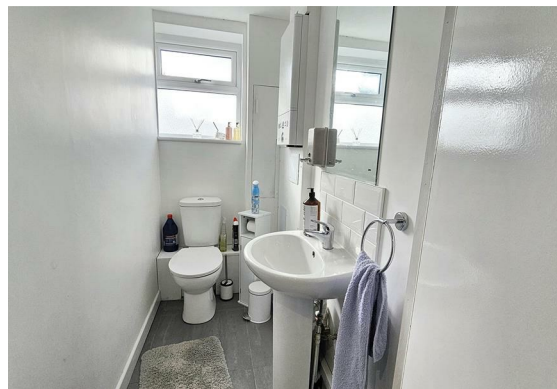
Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

## Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.





### Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

### Commercial premises (Reception area)

14'10" x 14'6" (4.53 x 4.44)

### Commercial premises (WC)

6'2" (1.89)

### Commercial premises (Office room)

11'8" x 13'4" (3.57 x 4.07)

### Commercial premises (Utility room)

5'4" x 6'2" (1.65 x 1.89)

### Commercial premises (Loft room)

22'4" x 21'5" (6.81 x 6.54)

### Commercial premises (Shower room)

7'11" x 2'11" (2.43 x 0.90)

### Commercial premises (Car park)

### Lounge

12'10" x 20'2" (3.93 x 6.16)

### Sitting room

13'2" x 15'3" (4.02 x 4.66)

### Hallway

12'4" x 10'9" (3.76 x 3.28)

### Dining kitchen

12'2" x 16'2" (3.72 x 4.94)

### Store

5'8" x 5'8" (1.74 x 1.75)

### WC

### Bedroom 1

13'2" x 15'9" (4.02 x 4.82)

### Bedroom 2

10'10" x 15'2" (3.31 x 4.64)

### Bedroom 3

8'10" x 10'10" (2.71 x 3.32)

### Bedroom 4

6'7" x 7'10" (2.03 x 2.39)

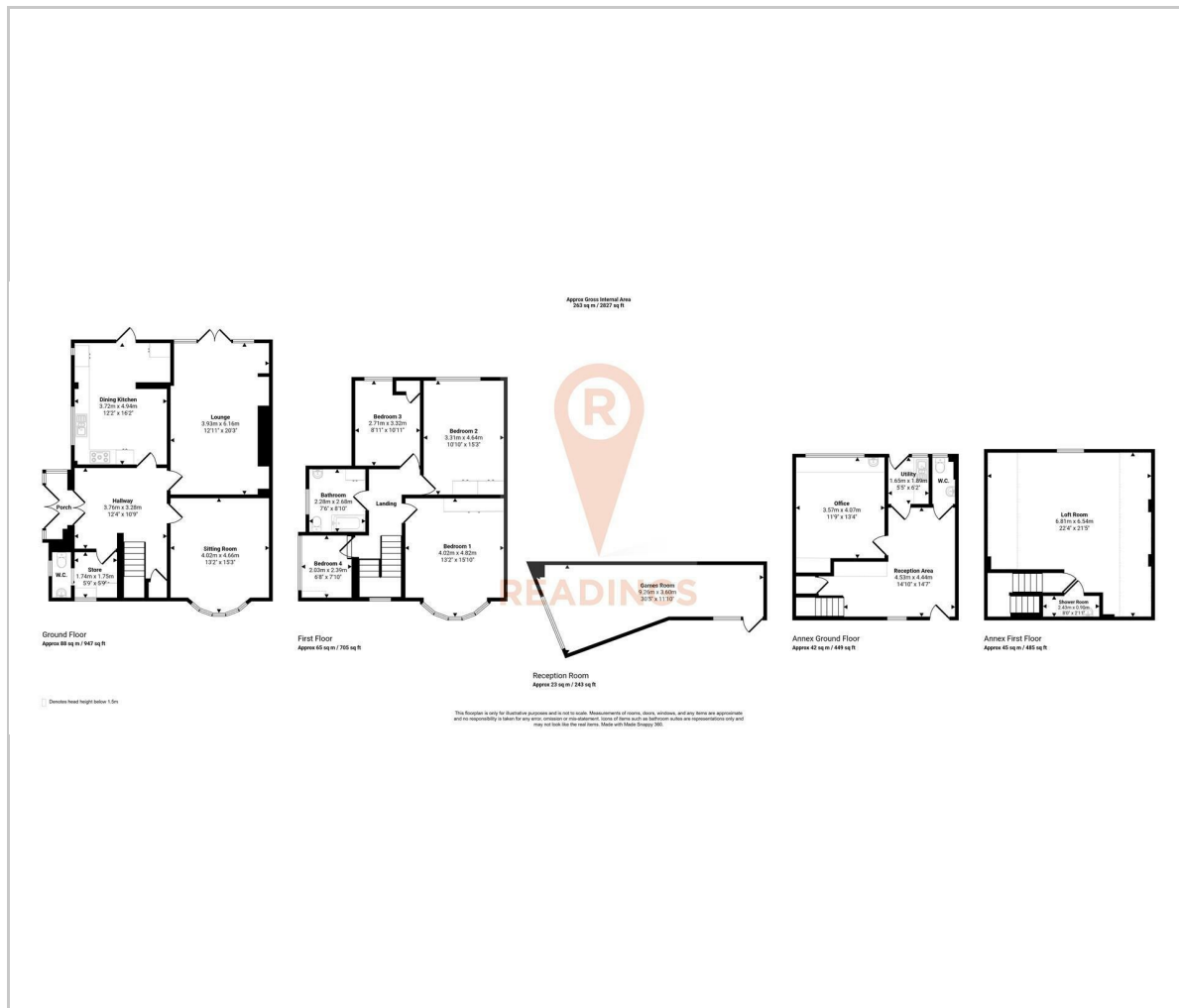
### Bathroom

7'5" x 8'9" (2.28 x 2.68)

### Games Room (Outbuilding)

30'4" x 11'9" (9.26 x 3.60)

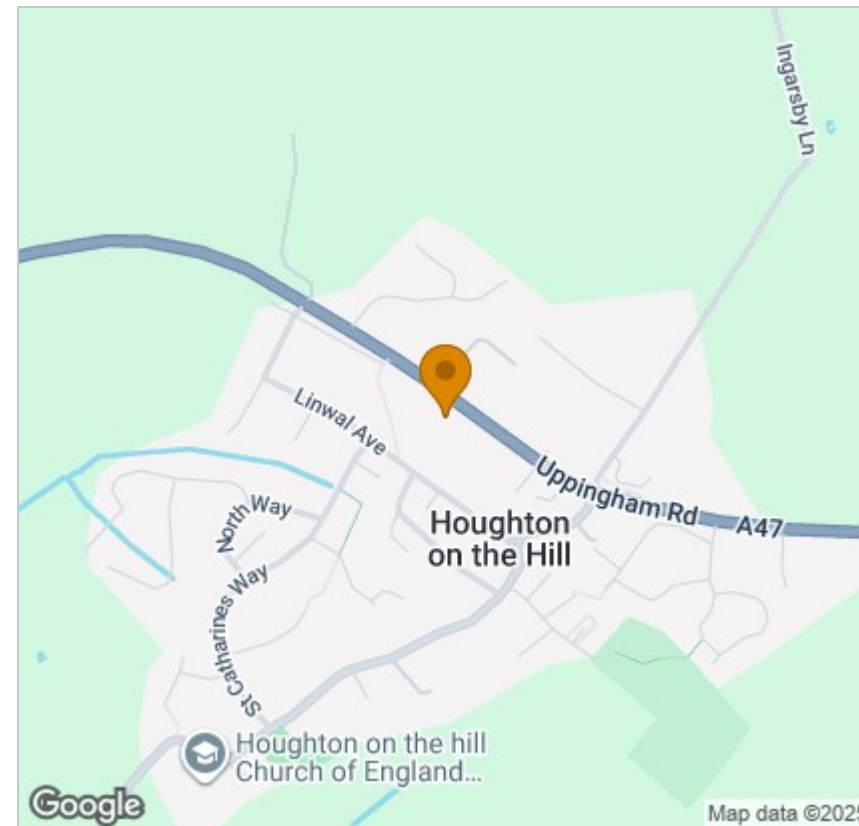
## Floor Plan



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



### Energy Efficiency Graph

