



JAMES  
SELICKS

11 John Glover Drive

HOUGHTON ON THE HILL, LEICESTERSHIRE



11 John Glover Drive  
Houghton on the Hill  
Leicestershire  
LE7 9HW

A stunning, five bedroom, three bathroom detached family home located on the edge of this fantastic development, constructed in 2020 by Messrs Davidsons Homes. The property is immaculate condition and is offered for sale with no upward chain.

Reception hall • cloakroom • through lounge/sitting room • study • living kitchen • utility room • first floor master bedroom with en-suite • three further double bedrooms • family bathroom • second floor suite with bedroom, sitting room/study area, bathroom & store room • front and side gardens • driveway • double garage • shaped lawned rear gardens • EPC - B

#### Location

Houghton on the Hill lies approximately seven miles due east of Leicester city centre, popular for its sense of village community with attractive local pubs and an interesting mix of sporting facilities with a popular local village primary school filtering into Oadby, Gartree and Beauchamp colleges.

#### Accommodation

The property is entered via a composite front door leading into a reception hall housing a storage cupboard and the stairs to the first floor. A ground floor cloakroom provides a chrome heated towel rail and a white two piece suite comprising low flush WC and pedestal wash hand basin. The sitting room has a window to the front elevation and double doors to the rear elevation. The study has a window to the front. The living kitchen has a dining area with a tall ceiling height, a bay window and two further windows above and to the side, and boasts a good range of white urban gloss fronted eye and base level units and drawers, ample quartz preparation surfaces, an inset induction hob with glass splashback and stainless steel extractor unit above, integrated appliances including an AEG oven and micro-combination oven, dishwasher, fridge and freezer, a large island unit with quartz top provides further storage, breakfast bar space and houses an undermounted stainless steel one and a half bowl sink with mixer tap above, inset ceiling spotlights and feature pendant lighting, wood laminate effect flooring throughout and bi-fold doors leading onto the rear garden. A utility room provides a range of eye and base level units and worktops, plumbing for automatic washing machine and space for a condenser dryer, enclosed Ideal wall mounted boiler.

To the first floor a landing houses the built-in airing cupboard and gives access to a further galleried landing leading to the master bedroom, having built-in wardrobes with mirrored fronts, two windows to the rear elevation and an en-suite with a window to the side and a white three piece suite comprising a low flush WC, pedestal wash hand basin and a walk-in doorless shower cubicle. Bedroom two has built-in wardrobes and a window to the rear elevation. Bedroom three has built-in wardrobes and a window to the front. Bedroom four has a window to the front. The family bathroom has a window to the front elevation and a white four piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath with shower attachment over and separate shower cubicle.









To the second floor is a bedroom suite having a study/seating area with a store room off, bedroom five with built-in wardrobes, a window to the front and further Velux to the rear, a bathroom with white three piece suite comprising a low flush WC, pedestal wash hand basin and a shower cubicle.

#### Outside

To the front and side of the property are lawned and planted gardens. A tarmac driveway provides ample off street parking and gives access to a double garage with an electrically operated up and over door. To the rear of the property are walled gardens with shaped lawns, a paved patio area and a timber shed.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** G

#### Satnav Information

11, LE7 9HW





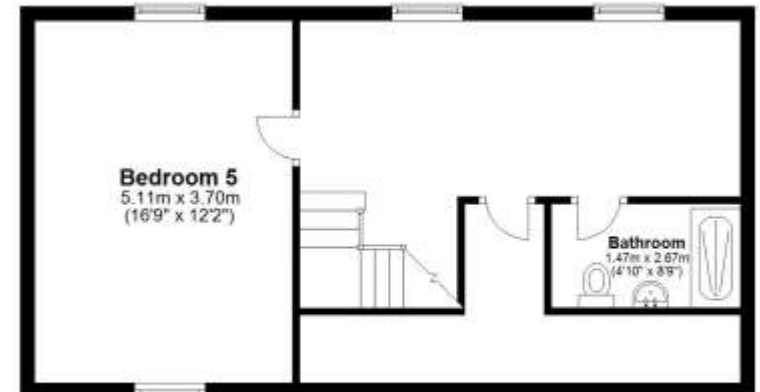
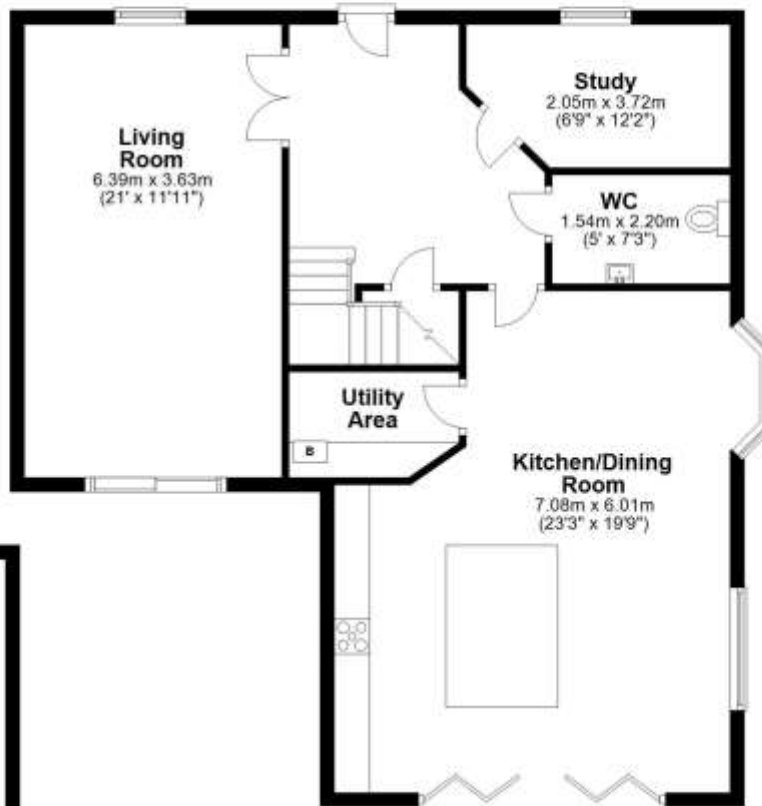
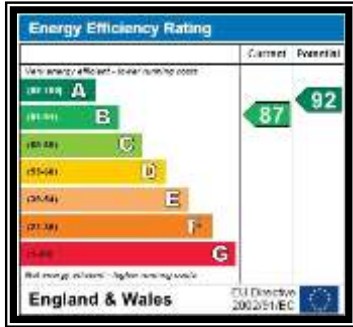




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Total Approximate Gross Internal Floor Area = 2301 SQ FT / 213 SQ M

Measurements are approximate. Not to scale. For illustrative purposes 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.

