



4 FIRS ROAD

HOUGHTON ON THE HILL, LEICESTERSHIRE LE7 9GU

GUIDE PRICE: £385,000

JAMES
SELICKS

An extended and spacious, three bedroom detached bungalow positioned on a corner plot in this desirable east Leicestershire village.

Porch • dining room • inner hall • sitting room • refitted kitchen • breakfast room • three double bedrooms • bathroom • front and side gardens • driveway • tandem garage • enclosed terraced front garden • lawned rear gardens • no chain involved • EPC - D

Location

Houghton on the Hill is located approximately seven miles due east of the city centre and is surrounded by some of Leicestershire's most attractive rolling countryside. The village has a strong community spirit and plenty of amenities including pubs and an interesting mix of sporting and social facilities.

Accommodation

An entrance porch leading into a dining room with a window to the rear, which is open to an inner hall housing cloaks and boiler cupboards (Worcester wall mounted boiler within). The spacious sitting room has a feature fireplace with a painted surround, open fire, marble hearth and back, ceiling coving and sliding patio doors leading onto the rear garden. The refitted kitchen has a good range of eye and base level units with ample blockwood preparation surfaces, metro tiled splashbacks, a stainless steel inset sink with chrome mixer tap and window above, integrated appliances include twin Neff stainless steel ovens, a four-ring gas hob with stainless steel canopy extractor unit above, washing machine, fridge and freezer, inset ceiling spotlights and tiled flooring. An archway leads into a breakfast room off with matching fitted drawer units, a window overlooking the rear garden, inset ceiling spotlights and tiled flooring.

The bathroom providing a white three piece suite comprising an enclosed WC, an inset wash hand basin with cupboards under and panelled bath, an opaque glazed window to the rear, fully tiled walls and tiled floor. Bedrooms two and three each have a window to the rear, bedroom three with built-in wardrobes. The master bedroom has built-in wardrobes with cupboards over, a further storage cupboard and a walk-in doorless shower cubicle, part tiled flooring and sliding patio doors to the rear garden.

Outside

To the front and side of the property are lawned gardens with a tarmac driveway providing parking for two vehicles and leading to a tandem garage. To the front is an enclosed, walled terraced garden with planted borders. To the rear of the property are paved and decked seating areas and a formal lawned garden.

Tenure: Freehold

Local Authority: Harborough District Council, **Tax Band:** E

Conservation Area: No

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: ADSL

Non-standard construction: No

Wayleaves, Rights of Way & Covenants: The title register contains restrictive covenants, information on request.

Flooding issues in the last 5 years : None

Accessibility: No issues

Planning issues: None







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Total Approximate Gross Internal Floor Area = 1333 SQ FT / 123 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.

