



21 HOME CLOSE ROAD

HOUGHTON ON THE HILL, LEICESTERSHIRE LE7 9GU

GUIDE PRICE: £325,000

JAMES
SELICKS

A spacious, detached bungalow providing versatile accommodation, prime for upgrading, on a good-sized plot in the highly regarded village of Houghton on the Hill.

Storm porch • entrance hall • three double bedrooms • cloakroom • shower room • L shaped lounge/dining room • kitchen • pretty frontage • driveway • garage • sun room • lawned rear gardens • NO CHAIN INVOLVED • EPC - D

Location

Houghton lies seven miles east of Leicester and enjoys a strong community spirit. Unusually for a village of this size, it offers a wide range of local amenities including a store, post office, hair salon, pharmacy, parish church, two pubs and a primary school and is surrounded by some of the county's most attractive rolling countryside.

Accommodation

A porch and uPVC front door lead into an entrance hall housing a built-in airing cupboard and separate cloaks cupboard. To the left off the hallway through a glazed and wooden door is double bedroom three (possible office or snug) with a window to the side elevation. To the right, opposite is bedroom two, another double room with a full height floor-to-ceiling window to the front. The spacious master bedroom has a window to the front elevation and an excellent range of built-in wardrobes, cupboards, drawers and shelving. A wet/shower room with an opaque glazed window to the side provides a large shower enclosure and a corner wash hand basin, fully tiled walls and vinyl flooring. A separate cloakroom with a window to the side provides a low flush WC.

The 'L' shaped lounge/dining room is a bright and airy space with a window to the side, a feature brick fireplace surround with an inset electric fire and tiled hearth, and sliding patio doors leading onto the patio and garden. The kitchen has a window to the side elevation, houses the wall mounted glowworm Combi boiler and provides a range of eye and base level units and drawers, ample roll edge laminate preparation surfaces, a composite sink and drainer unit with mixer tap and window above overlooking the garden, an integrated New World four-ring gas hob and space for appliances including an oven, washing machine, dishwasher and fridge, wood laminate flooring and a uPVC door to the side.

Outside

To the front, the property enjoys a pretty gravelled frontage with a variety of shrubs and plants including a beautiful blossom tree. A tarmac driveway provides off street parking for three vehicles and gives access to the garage, with an electric fob operated door. To the rear of the garage is a lovely sun room, of brick and uPVC construction with tiled flooring and an electric heater. The rear garden is a particular feature, mainly laid to lawn with a patio area, well stocked borders and an array of flowers, shrubs and trees.

Tenure: Freehold

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

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

Broadband delivered to the property: Fibre

Conservation Area: No.

Wayleaves, Rights of Way & Covenants: None known

Flooding issues in the last 5 years : No

Accessibility: Steps in garden

Planning issues: None known





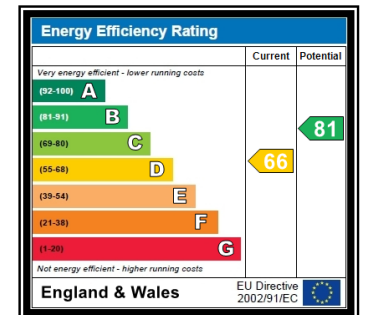
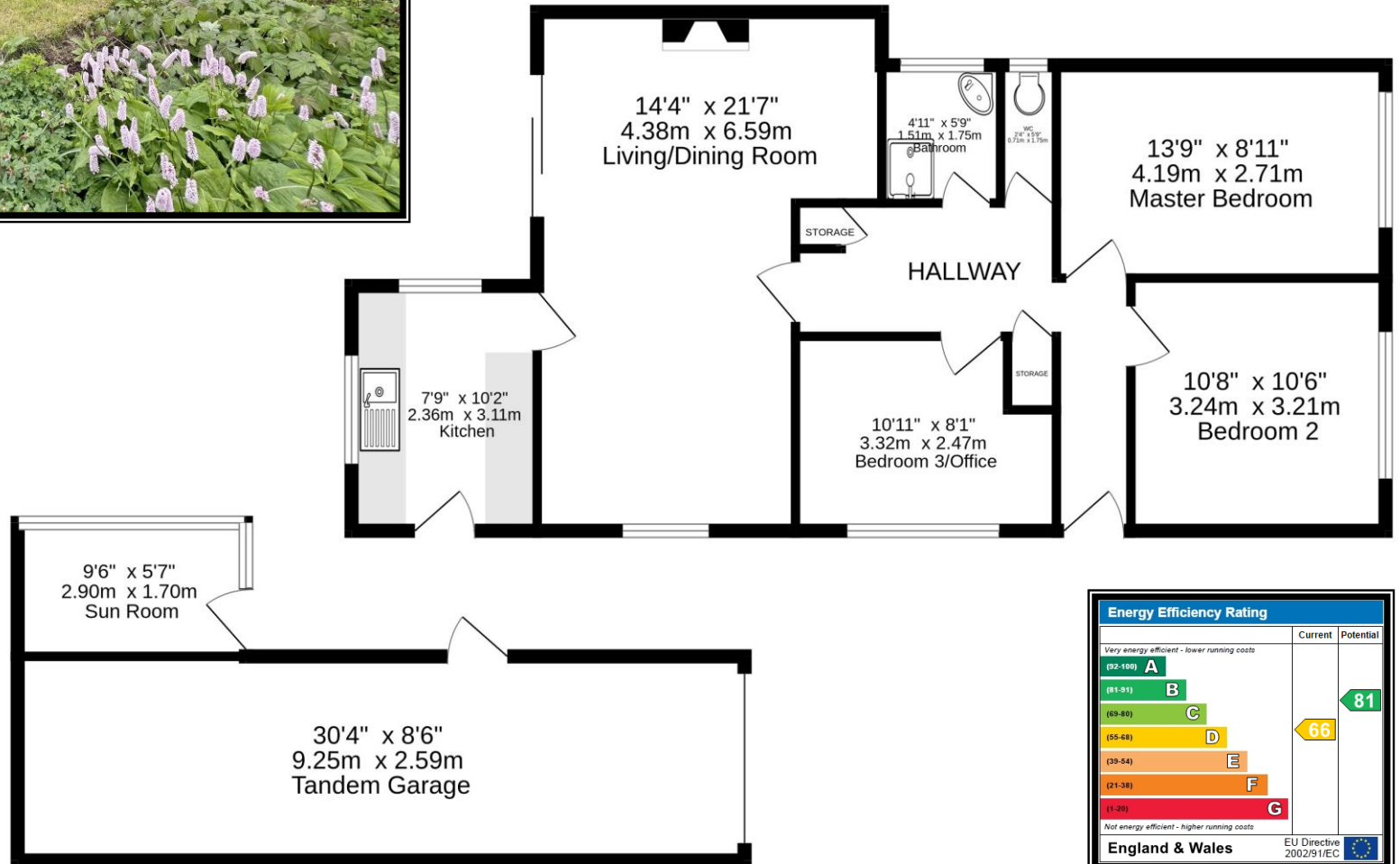




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Houghton on the Hill, Leicestershire LE7 9GT

Total Approximate Gross Internal Floor Area = 1105 SQ FT / 102 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.

