

WHITEOAKS

UPPINGHAM ROAD, HOUGHTON ON THE HILL



JAMES
SELICKS

An elegant, detached family home boasting generous, flexible accommodation including three bedrooms and two bathrooms, on a plot of approximately 0.25 acres.

Storm porch • entrance hall • ground floor cloakroom • sitting room • dining room • conservatory • kitchen • utility room • master bedroom • walk-in wardrobe • en-suite • two further bedrooms • bathroom • block paved driveway • double garage • good-sized, lawned rear garden • EPC - D

Location

Houghton on the Hill is located approximately seven miles east of the city centre and is surrounded by some of Leicestershire's most attractive rolling countryside. The village retains a strong community spirit, with a wide range of local amenities including a shop, post office, hair salon, chemist, two public houses, parish church and a variety of sporting and social facilities plus a popular primary school filtering into the renowned Gartree High School and Beauchamp College at nearby Oadby.

Accommodation

A storm porch and wooden front door with window to side lead into the entrance hall, having beautiful Parquet flooring and housing the staircase to the first floor with understairs cupboard beneath. A useful ground floor cloakroom provides a two piece suite. The cosy sitting room has a feature fireplace surround with an inset cast iron gas living flame effect fire with a marble hearth and decorative windows either side, decorative ceiling cornice and inset spotlights and a square bay window to the rear overlooking the garden. The dining room has a bay window to the front, inset ceiling spotlights and Parquet flooring. The conservatory is of brick and uPVC construction and has Parquet flooring, blinds, a radiator, a feature skylight roof and French doors leading onto the garden. The kitchen has a good range of eye and base level units and drawers, ample roll edge preparation surfaces and green tiled splashbacks, a one and a half bowl stainless steel sink and drainer unit with mixer tap and a large window above overlooking the garden. Integrated appliances include a Smeg stainless steel double oven and Smeg five-ring gas hob with a stainless steel extractor unit above and a Neff dishwasher. A utility room provides space and plumbing for an automatic washing machine and tumble dryer, has shelving and a UPVC door and window to the rear.

The first floor landing has two windows to the front and houses the airing cupboard. The master bedroom has a dual aspect with windows to the front and rear, a walk-in wardrobe with a window and an excellent range of built-in wardrobes, cupboards and shelving, with access to an en-suite with a double shower enclosure, an enclosed WC, pedestal wash hand basin with mirrored cabinet and light above, heated towel rail, part tiled walls and wood effect laminate flooring. Bedroom two has a window to the rear, inset ceiling spotlights and a built-in double wardrobe. Bedroom three has a bank of built-in wardrobes, ceiling spotlights and a window to the rear. The family bathroom has two opaque glazed windows and a white three piece suite comprising a corner Jacuzzi bath with shower attachment, an enclosed WC and an inset wash hand basin with cupboards and drawers beneath, mirror and shelving above, part tiled walls and inset ceiling spotlights.







Outside

The property is approached via an in and out block paved driveway with central shrubbed feature, providing off street car standing and access to the double garage, having an electric up and over door, a window to the side and housing the Ideal boiler. To the rear of the property is a good-sized garden, mainly laid to lawn with a patio seating area, a summerhouse, greenhouse and pond, all enclosed by mature trees and shrub borders.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: F

Listed Status: None

Conservation Area: No

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

Broadband delivered to the property: ADSL broadband, 1.6 - 3.5mbps.

Non-standard construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

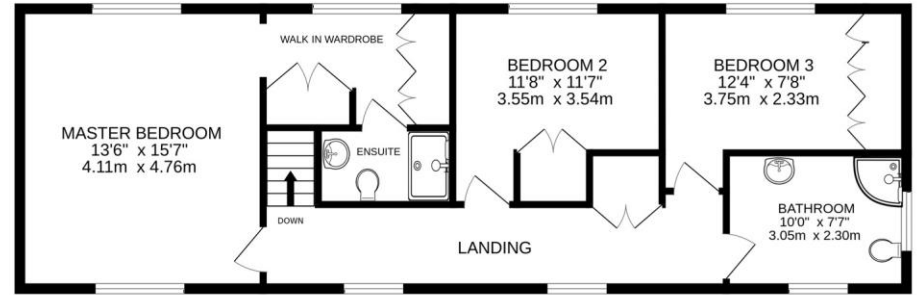
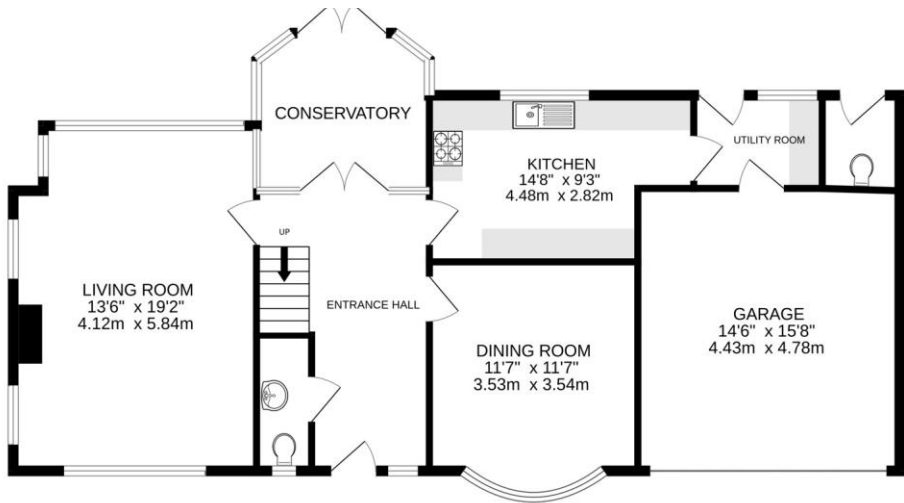
Accessibility: This is a two-storey property, no accessibility modifications made.

Planning issues: None our Clients are aware of.





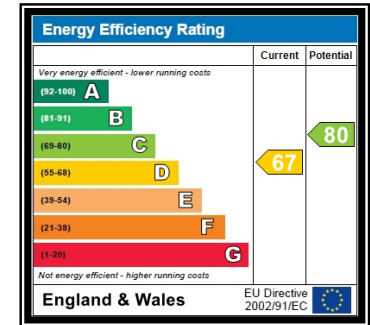




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Total Approximate Gross Internal Floor Area = 1798 SQ FT / 167 SQ M

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.



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