

JAMES SELICKS

5 HOME CLOSE ROAD

HOUGHTON ON THE HILL
LEICESTERSHIRE LE7 9GT

GUIDE PRICE: £450,000



An immaculately presented, extended four bedroom detached family home, thought suitable for extension (subject to the necessary consents) offered for sale with no upward chain.

Gas central heating • uPVC double glazing • solar thermal and photovoltaic panels • porch • entrance hall • cloakroom • study • through sitting room • dining room • conservatory • breakfast kitchen • utility • four bedrooms • family bathroom • driveway • single garage • beautifully maintained south-facing rear gardens • no upward chain • EPC - B

Location

Houghton retains strong sense of community with amenities for most day-to-day needs including a store, post office, hairdresser, chemist, two public houses and a variety of sporting facilities including football, tennis and cricket clubs. The village has a popular primary school filtering into the renowned schools in nearby Oadby.

Accommodation

A uPVC front door leads into a porch with a glazed inner door into an entrance hall housing the stairs to the first floor with two understairs storage cupboards and a cloakroom with a white two piece suite. To the front of the house is a useful study. The through sitting room has a window to the front, a feature brick chimneybreast with an inset fire, and double doors to the rear garden. The dining room has laminate flooring and a sliding door to the conservatory, which is of brick and uPVC construction with double doors onto the rear garden.

The breakfast kitchen has a good range of beech effect eye and base level units and drawers, tiled splashbacks, marble effect preparation surfaces and breakfast bar, and a stainless steel one and a quarter bowl sink with mixer tap and window above overlooking the garden. Integrated appliances include a Neff double oven, five-ring gas hob and stainless steel extractor above, fridge and Bosch dishwasher. A door leads to the rear garden. The utility room provides eye and base level units, a stainless steel sink with mixer tap, space and plumbing for a washing machine.

The first floor landing houses an airing cupboard. The master bedroom has a window to the front, built-in wardrobes, desk unit and shelving. Bedroom two has built-in wardrobes with mirrored fronts, cupboards over, and a window to the rear. Bedroom three has a window to the front, built-in wardrobes, drawers and vanity unit. Bedroom four has built-in wardrobes with cupboards over and a vanity unit with drawers, and a window to the rear. The bathroom has a bath, WC, pedestal wash hand basin and shower cubicle with fixed and flexible shower heads, chrome heated towel rail.

Outside

A tarmac driveway provides car standing and gives access to a single garage. To the rear are beautifully maintained, south-facing gardens with paved patio areas, shaped lawns and mature planted borders.

Tenure: Freehold. **Conservation Area:** No.

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

Services: All mains services, gas-fired central heating & fibre broadband, speed unknown.

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

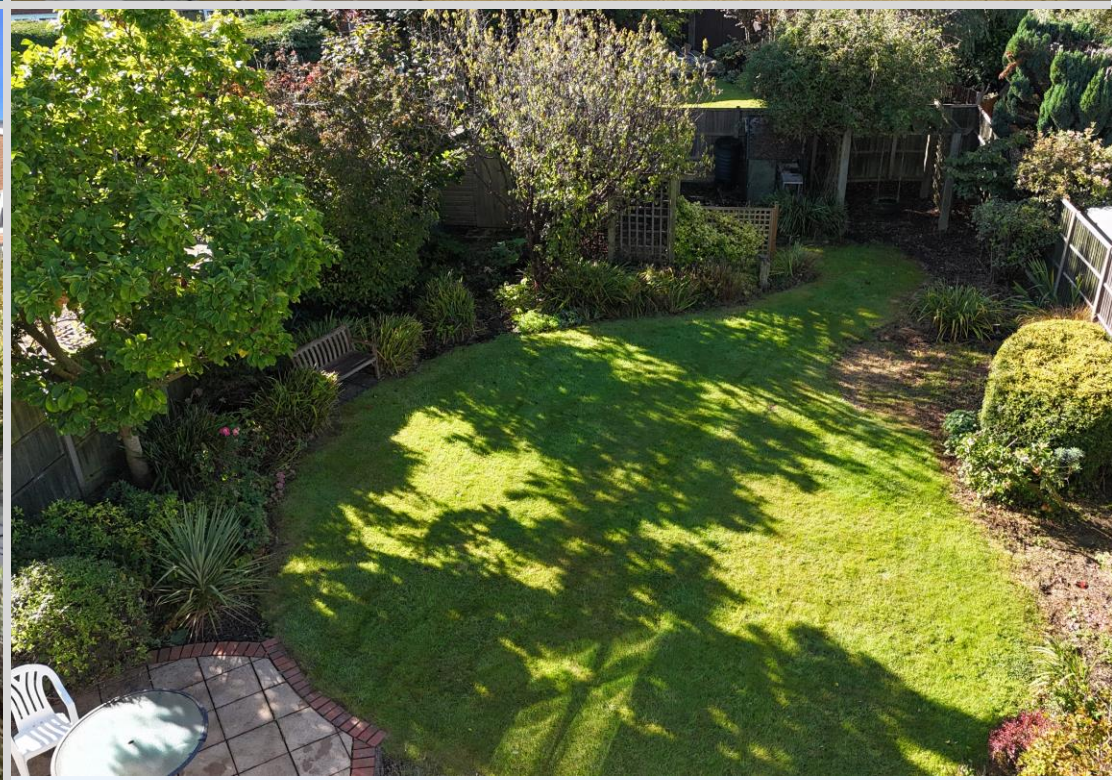
Flooding issues in the last 5 years : None our Clients are aware of.

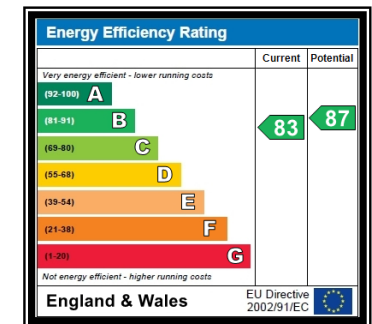
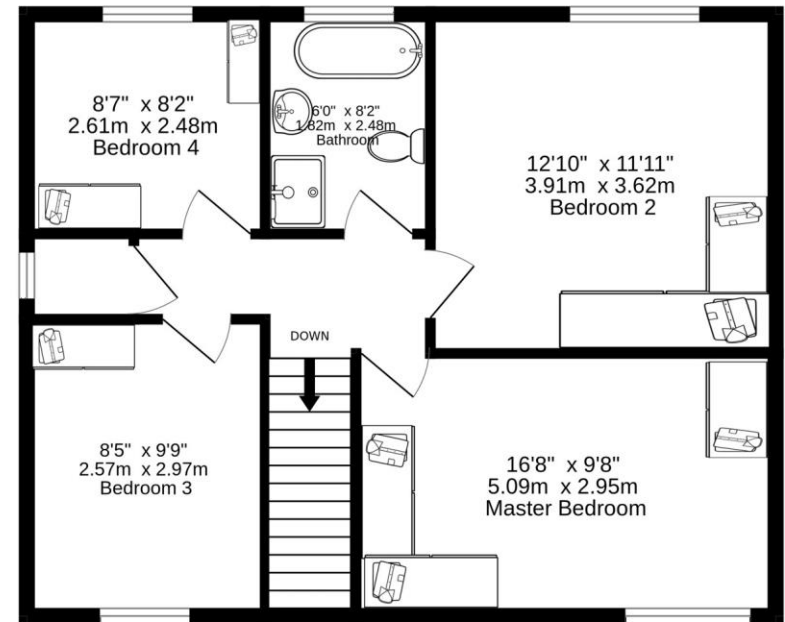
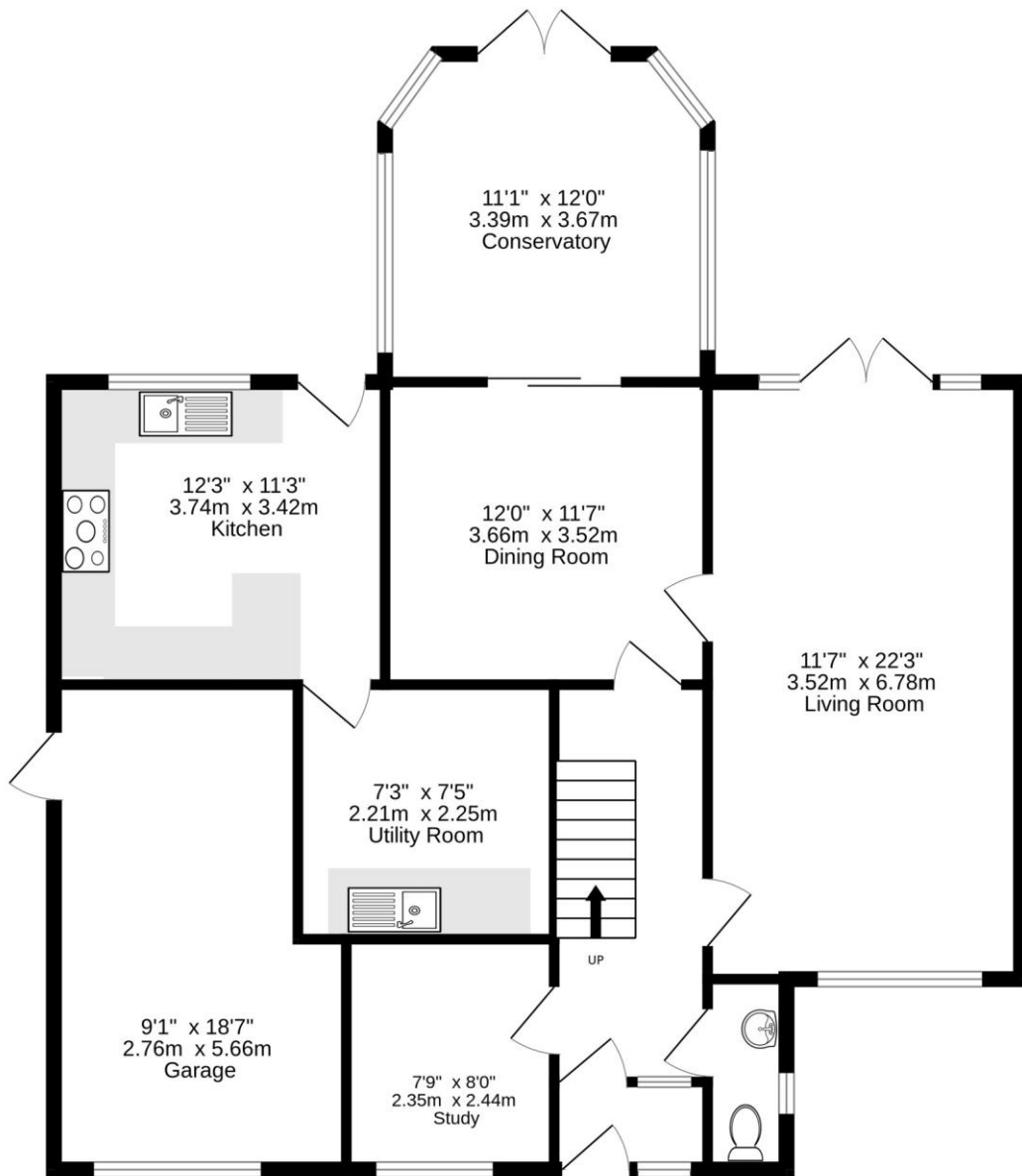
Accessibility issues : Two-storey property, no accessibility modifications made.

Planning issues: Permission (HDC 01/00733/FUL) obtained in 2001 for extension to the side.









5 Home Close Road, Houghton on the Hill, Leicestershire LE7 9GT

Total Approximate Gross Internal Floor Area = 1431 SQ FT / 133 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.

