

# JAMES SELICKS

6 THE RISE

HOUGHTON ON THE HILL  
LEICESTERSHIRE LE7 9GQ

GUIDE PRICE: £265,000





A charming, three bedroom semi-detached home with off street parking, located within the picturesque village of Houghton on the Hill.

The property has lawned gardens, off street parking and outbuildings thought suitable for conversion to further accommodation, subject to the necessary planning consents.

Entrance hall • sitting room • dining kitchen • utility area • three bedrooms • bathroom • lawned frontage • communal parking area • lawned rear gardens • garden room • shed • EPC - C

#### Accommodation

The property is entered via a canopy porch and uPVC front door with opaque glazed insets into an entrance hall with a frosted window to the front and laminate flooring, housing the stairs to the first floor and a recessed cloaks cupboard. The sitting room has a window overlooking the rear garden and a feature wooden fireplace surround with a cast iron open fire.

The large dining kitchen has a good range of wood affect eye and base level units and drawers, ample preparation surfaces, a stainless steel sink and tiled splashbacks, an integrated Bosch dishwasher and Electra oven & hob, feature spotlighting, wood laminate effect flooring, a window to the side and uPVC French doors leading onto the patio and garden beyond. A utility area provides matching base level units and worktops, a stainless steel sink with a window above, plumbing for an automatic washing machine and tumble dryer, quarry tiled flooring.

The first floor landing has a window to the front elevation and provides bedroom access. The generous master bedroom has a window to the rear. Bedroom two has a window to the front and a double built-in wardrobe. Bedroom three has a window to the front, an overstairs storage cupboard and provides loft access. The family bathroom houses the wall mounted boiler, the built-in airing cupboard, and provides a three piece suite comprising a low flush WC, wash hand basin and a panelled bath with shower over, chrome towel rail and part tiled walls.

#### Outside

To the front of the property is a lawned area, a paved path to the front door and access to a communal parking area. To the rear of the house are lawned gardens with hedge borders, a brick built garden room with a uPVC window and a wooden stable door and a further storage shed off.

**Tenure:** Freehold

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

**Conservation Area:** Houghton on the Hill.

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

**Broadband delivered to the property:** 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 :** None our Clients are aware of.

**Planning issues:** None our Clients are aware of.

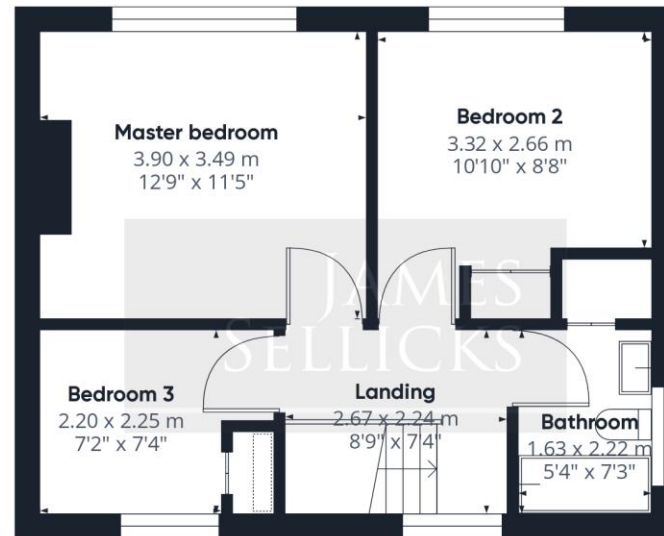




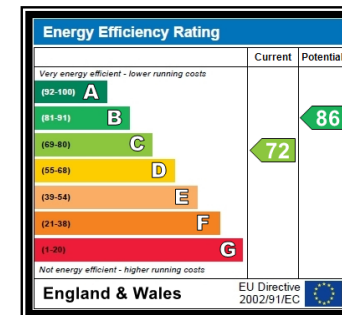




Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

89.48 m<sup>2</sup>

963.16 ft<sup>2</sup>

Reduced headroom

1.09 m<sup>2</sup>

11.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

