



JAMES SELICKS

LYNN HOUSE

UPPINGHAM ROAD
HOUGHTON ON THE HILL
LEICESTERSHIRE
LE7 9HG



Sitting at the edge of a small collection of houses located between Houghton on the Hill and Bushby, an extended, three bedroom, two bathroom detach family home situated on a fantastic plot of just over one quarter of an acre far stunning field views to the front and rear. The property is thought suitable for further extension subject to the necessary planning consents.

Porch • entrance hall • sitting room • conservatory • cloakroom • family room • breakfast kitchen • covered side lobby • three bedrooms • en-suite • family bathroom • lawned front gardens • driveway • single garage • attached utility room • deep, lawned rear gardens backing onto open fields • uPVC double glazing • EPC - D

Location

Houghton on the Hill lies approximately seven miles due East of Leicester city centre, having a strong village community with amenities catering for most day to day needs including a village store, post office, hairdresser, chemist, two public houses and various sporting facilities.

Accommodation

A glazed front door leads into a porch with a glazed inner door leading into the entrance hall which houses the return staircase to the first floor. The sitting room has a fireplace and windows to the front and side. The conservatory has uPVC doors to the side and rear. A cloakroom with a window to the rear provides a white two piece suite comprising a low flush WC and wash hand basin. A family room enjoys an open fireplace and a bay window to the front. The breakfast kitchen has a range eye and base level units and drawers, ample work surfaces, a polycarbonate one and a quarter bowl sink with mixer tap over, Bosch electric oven and four-ring gas hob with extractor unit above, plumbing for automatic dishwasher and two windows to the rear. There is also a covered side lobby.

The return staircase leads to the first floor landing which has a window to the front. The master bedroom has built-in wardrobes with cupboards over, a vanity unit, a window to the front and an en-suite bathroom with a white five piece suite comprising a low flush WC, bidet, inset wash hand basin with cupboards beneath, a bath, shower cubicle and two windows to the side and rear. Bedroom two has built-in wardrobes with cupboards over, a desk and drawers, and a window to the front. Bedroom three has a built- desk unit with drawers and cupboards beneath and a window to the rear. The bathroom with a white three piece suite comprising a low flush WC, inset wash hand basin with cupboards beneath, a panelled bath with shower over, chrome heated towel rail and a window to the rear.

Outside

To the front of the property are planted gardens and a tarmac driveway providing ample car standing space and access to a single garage with an attached utility room with base level units, a stainless steel sink, plumbing for a washing machine and space for a condenser dryer and a wall mounted boiler. To the rear of the property are paved patio areas, deep lawned gardens, a covered gazebo, mature trees and shrubs, backing onto fields to the rear.



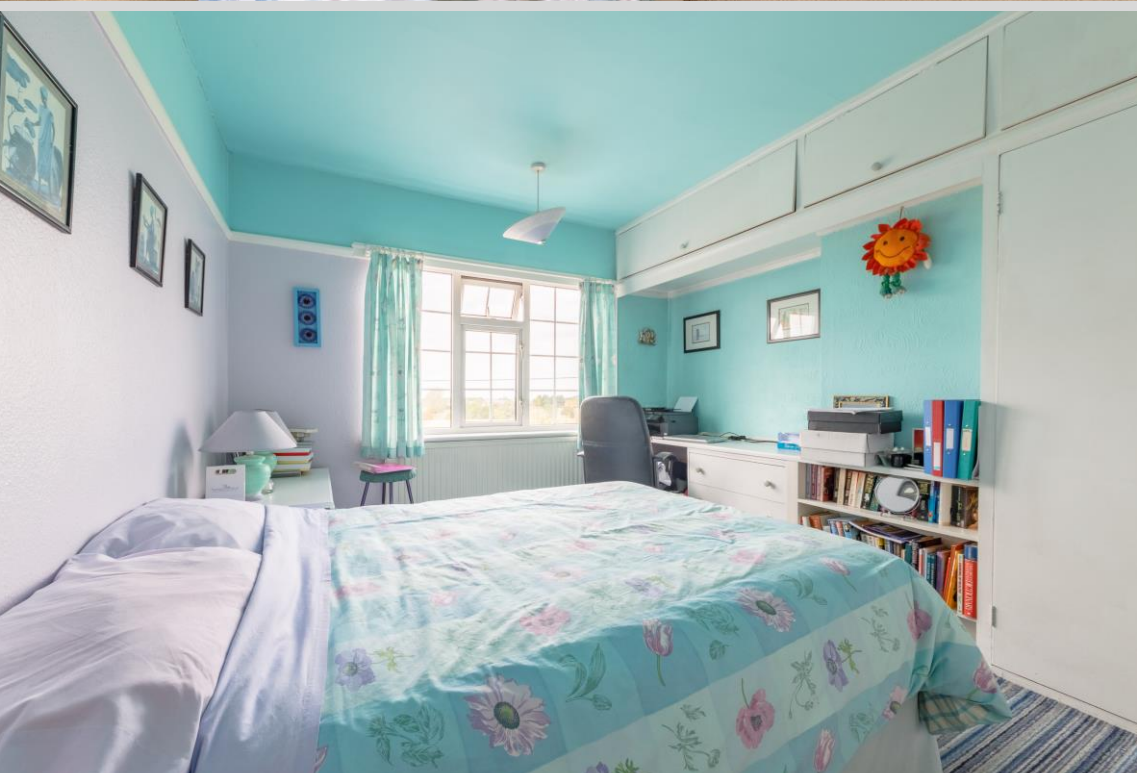


Tenure: Freehold
 Local Authority: Harborough District Council
 Tax Band: E

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: unknown
 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: Two-storey property, no accessibility modifications made.
 Planning issues: None our Clients are aware of.

Satnav Information
 The property's postcode is LE7 9HG, Lynn House.






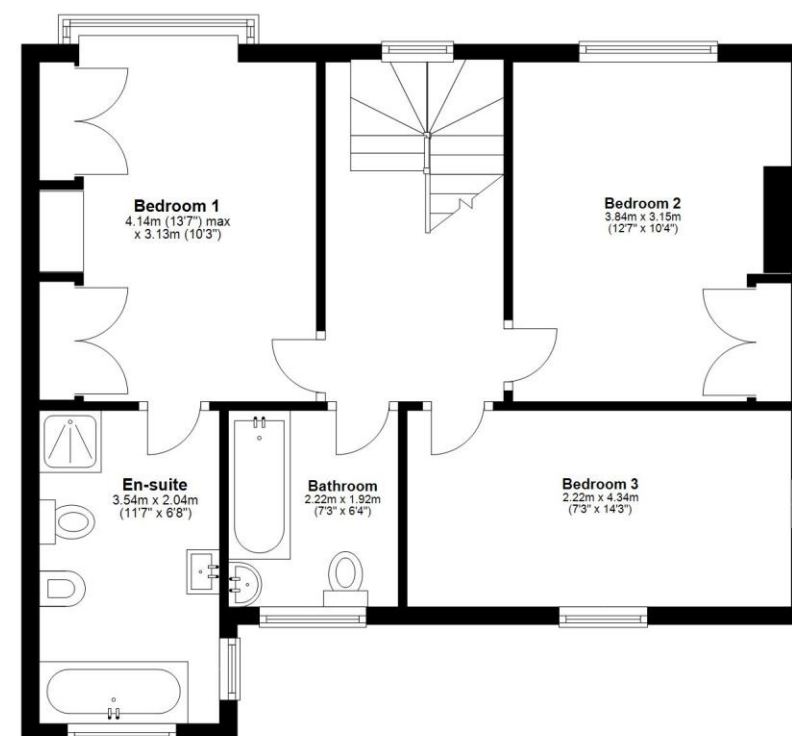
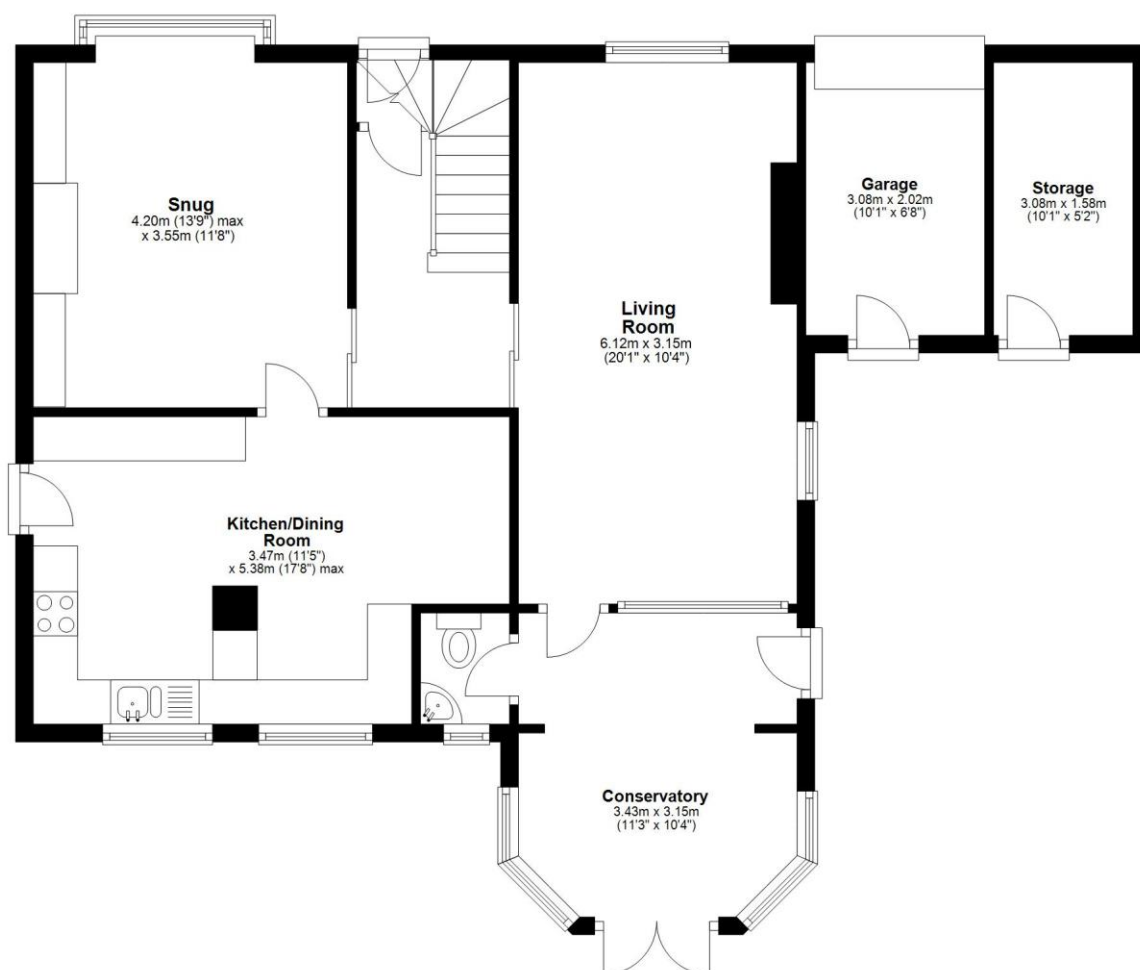


Lynn House, Uppingham Road Houghton-On-The-Hill, Leicestershire, LE7 9HG

Total Approximate Gross Internal Floor Area = 1361 SQ FT / 126 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | | 105 |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (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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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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