

JAMES SELICKS

THE HOMESTEAD

48 MAIN STREET
HOUGHTON ON THE HILL
LEICESTERSHIRE LE7 9GD





Situated on a stunning plot extending to approximately 0.4 acres and backing onto open fields, a Grade II Listed property offering substantial accommodation, in need of refurbishment.

Reception hall • cloakroom • utility room • bedroom six • en-suite • snug • family room • sitting room • dining room • breakfast kitchen • rear porch • master bedroom • dressing room • en-suite • four further bedrooms • bathroom • driveway • further car standing • double garage • mature rear gardens •

Location

Houghton on the Hill is located approximately seven miles due east of Leicester city centre and is surrounded by some of Leicestershire's most attractive rolling countryside; it offers a wide range of local facilities including village store, pharmacy, post office, hair salon, two garages, two public houses, sporting and social amenities, and popular local primary school filtering into the renowned Gartree and Beauchamp colleges at nearby Oadby.

Accommodation

This substantial Grade II Listed period property is accessed via a reception hall with built-in cupboards and a cloakroom WC off with a WC and wash hand basin. There is a lean-to sun room and a utility room with an original ceramic sink. A secondary staircase leads to a landing with storage cupboard and bedroom six, with an en-suite.

There is a snug with doors to rear and an inner hallway leading to a family room with an open fireplace. The sitting room also has an open fire and built-in cupboards. A side hall with an understairs storage cupboard and a door to the side driveway leads to the dining room which has a gas fire. The breakfast kitchen has built-in pine fronted eye and base level units and gives access to a rear porch with a stable door to the garden.

The main staircase leads to the first floor landing and five bedrooms, the master having a dressing room and en-suite with a four piece suite. The family bathroom houses the airing cupboard and has a four piece suite comprising a low flush WC, inset wash hand basin, panelled bath and shower cubicle.

Outside

To the side of the property is gravelled driveway and a five-bar gate to further car standing to the rear, plus access to a double garage with twin doors to a further open carport. To the rear of the property are deep lawned gardens with a substantial workshop, sheds and greenhouses.

Tenure: Freehold

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

Listed Status: Grade II

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: tbc

Wayleaves, Rights of Way & Covenants: tbc

Flooding issues in the last 5 years: tbc

Accessibility: tbc

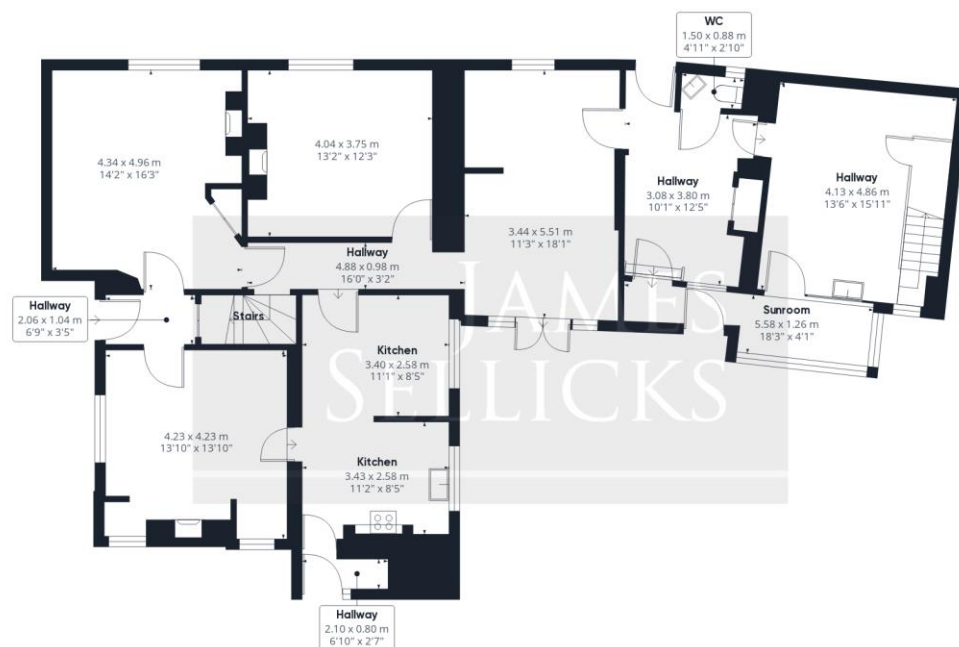
Planning issues: tbc



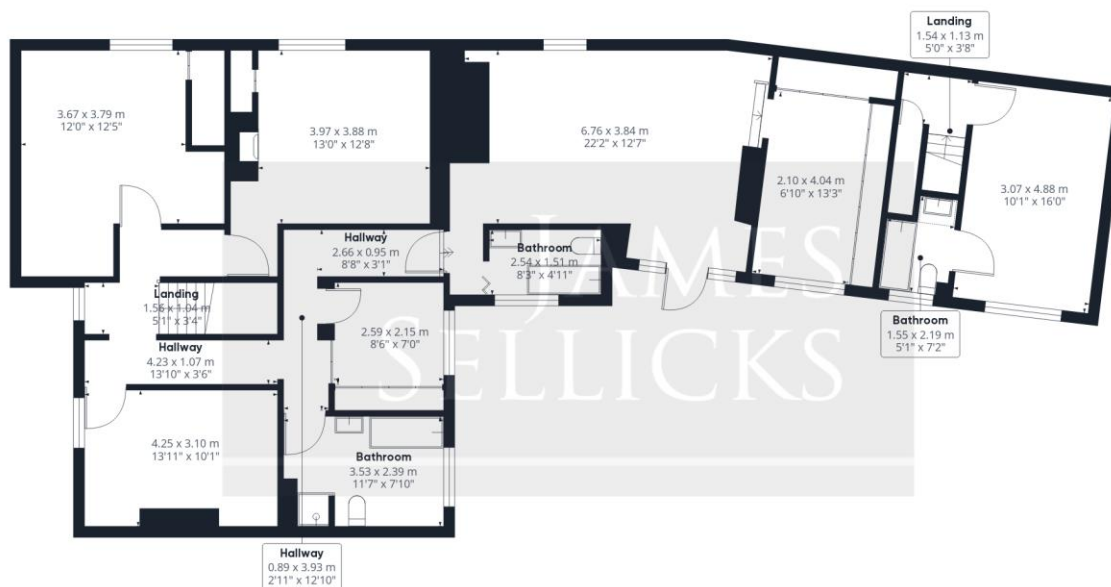








Floor 1



Floor 2

Approximate total area⁽¹⁾

283.37 m²

3050.17 ft²

(1) Excluding balconies and terraces

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.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



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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.

