

# JAMES SELICKS

4 STACEY AVENUE

HOUGHTON ON THE HILL  
LEICESTERSHIRE LE7 9LX

GUIDE PRICE £580,000





An attractive, four bedroom modern detached family home offering stylish and spacious accommodation, located within this hugely popular east Leicestershire village.

Entrance hall • cloakroom • study • snug • sitting room • dining kitchen • utility • master bedroom • en-suite • three further bedrooms • bathroom • lawned frontage • driveway • garage • lawned rear gardens • field views • EPC - B

### Location

Houghton on the Hill is located approximately seven miles due east of the city centre and is surrounded by some of Leicestershire's most attractive rolling countryside. The village has a strong community spirit and plenty of amenities including pubs, an interesting mix of sporting and social facilities and a popular primary school filtering into Gartree High School and Beauchamp College at nearby Oadby.

### Accommodation

The property is entered via a composite front door with window to side leading into a spacious entrance hall with high quality wood laminate flooring housing the staircase to the first floor with an understairs storage cupboard beneath and a useful ground floor cloakroom with a two piece suite. To the front of the property is a cosy snug with a window and a study with wood effect laminate flooring and a square bay. The spacious sitting room is to the rear of the house and enjoys French doors with windows either side affording views over the garden and field views beyond.

The heart of this home is the stunning dining kitchen, boasting an excellent range of contemporary, Shaker style eye and base level units and drawers with preparation surfaces and upstands, a polycarbonate one and a half bowl sink with Chef's tap and window above enjoying field views. Smeg integrated appliances include stainless steel professional double ovens, a six-ring gas hob with stainless steel extractor unit and a dishwasher. There are inset ceiling spotlights and wood laminate effect flooring throughout, and a superb dining area with a panelled wall, adjacent to windows and French doors leading onto the patio entertaining area taking best advantage of field views to the rear. The utility room provides a range of matching cupboards (one housing the boiler) units and worktops, a polycarbonate sink with mixer tap, space and plumbing for a washing machine and fridge-freezer and a uPVC door to the side elevation.

To the first floor is a return landing with a window to the front, housing the airing cupboard and providing loft access. The master bedroom is located to the rear elevation and has a window enjoying field views, built-in wardrobes and an en-suite with a window to the side and contemporary three piece suite. Bedroom two is also a large room, with built-in wardrobes and a window to the front. Bedrooms three and four each have windows and built-in wardrobes. The accommodation is completed by a large, luxuriously appointed family bathroom with a window to the rear providing a four piece suite comprising an enclosed WC, a wall hung wash hand basin, a square bath and corner shower enclosure; there are inset ceiling spotlights, a heated towel rail, part tiled walls and tiled flooring.









### Outside

To the front of the property is a driveway providing ample car standing and giving access to the garage. A neat, lawned frontage lies behind mature conifer hedging with paved paths leading to the front door and gated side access to deep, rear gardens, mainly laid to lawn with block paved patio areas, planted borders, fenced boundaries and beautiful countryside views.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** F

**Listed Status:** None.

**Conservation Area:** None.

**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.













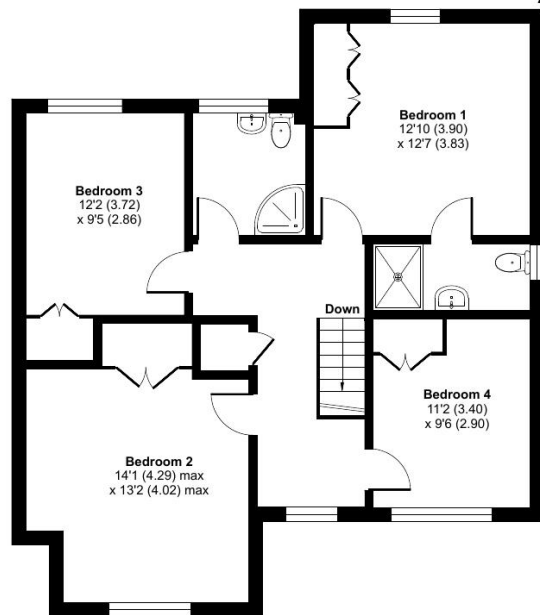
# Stacey Avenue, Houghton-on-the-Hill, Leicester, LE7

Approximate Area = 1724 sq ft / 160.1 sq m

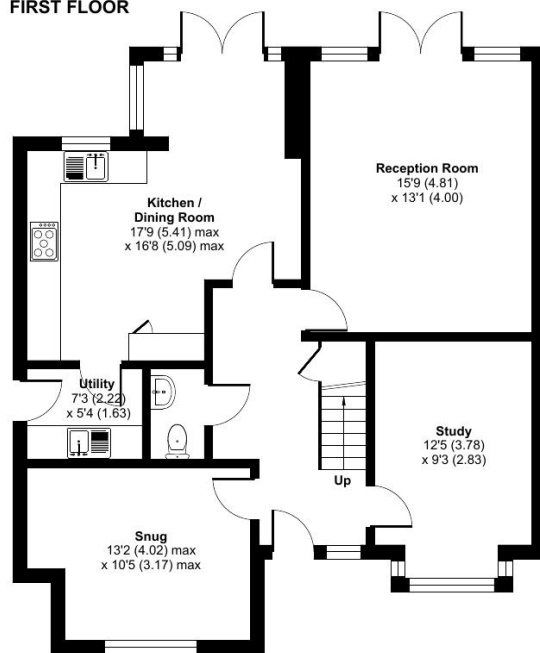
Garage = 288 sq ft / 26.7 sq m

Total = 2012 sq ft / 186.8 sq m

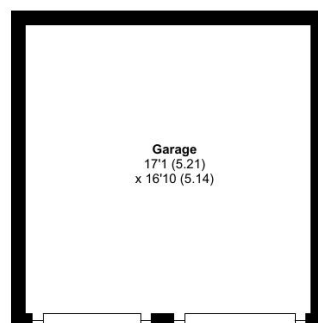
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE





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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.

