

JAMES SELICKS

17 STACEY AVENUE

HOUGHTON ON THE HILL
LEICESTERSHIRE

GUIDE PRICE £600,000



Located on the edge of a highly regarded East Leicestershire village, this exceptional four double-bedroom, two-bathroom detached family home was built by William Davis Homes and offers immaculately presented, spacious accommodation throughout.

Entrance hall • cloakroom • family room • study • sitting room • breakfast kitchen • utility room • master bedroom • en-suite • three further double bedrooms • family bathroom • driveway • double garage • lawned rear gardens • EPC - B

Location

Houghton on the Hill lies approximately seven miles due east of Leicester and retains a strong village community with active sporting and social scenes and a wide range of amenities including a village store, post office, hair salon, pharmacy, two public houses and a highly sought after village primary school filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby.

Accommodation

The property is accessed via a generous entrance hall with a storage cupboard and useful ground floor cloakroom fitted with a modern white two-piece suite. To the front of the home, you'll find a family room and a study, perfect for home working. The rear of the house features a spacious and bright sitting room with a bespoke media wall and French doors opening onto the garden.

The stylish and contemporary breakfast kitchen is fitted with an excellent range of, urban gloss eye and base level units and drawers, ample Corian preparation surfaces and a white polycarbonate sink with a flexible mixer tap and window above. Integrated appliances include twin ovens, a five-ring gas hob with stainless steel extractor unit above, a fridge/freezer and dishwasher. There are inset ceiling spotlights and tiled flooring throughout and a dining area with French doors opening onto the patio entertaining area. A separate utility room with an external glazed door offers matching cabinetry, an additional polycarbonate sink with mixer tap, plumbing for a washing machine and space for a condenser dryer.

A bright landing with airing cupboard leads to four generously proportioned double bedrooms, all with built-in wardrobes. The master bedroom benefits from a modern en-suite shower room with a white three-piece suite including a large shower cubicle with fixed and handheld showerheads. The family bathroom boasts a white four-piece suite: comprising a low flush WC, pedestal wash hand basin, panelled bath and corner shower cubicle.

Outside

To the front, a tarmac driveway provides parking and access to a detached double garage. The rear gardens have been professionally landscaped for low maintenance, featuring large paved patio areas, an Astroturf lawn, further seating area and a timber pergola, ideal for outdoor entertaining.







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

Listed Status: None.
Conservation Area: None.
Construction: Believed to be Standard.

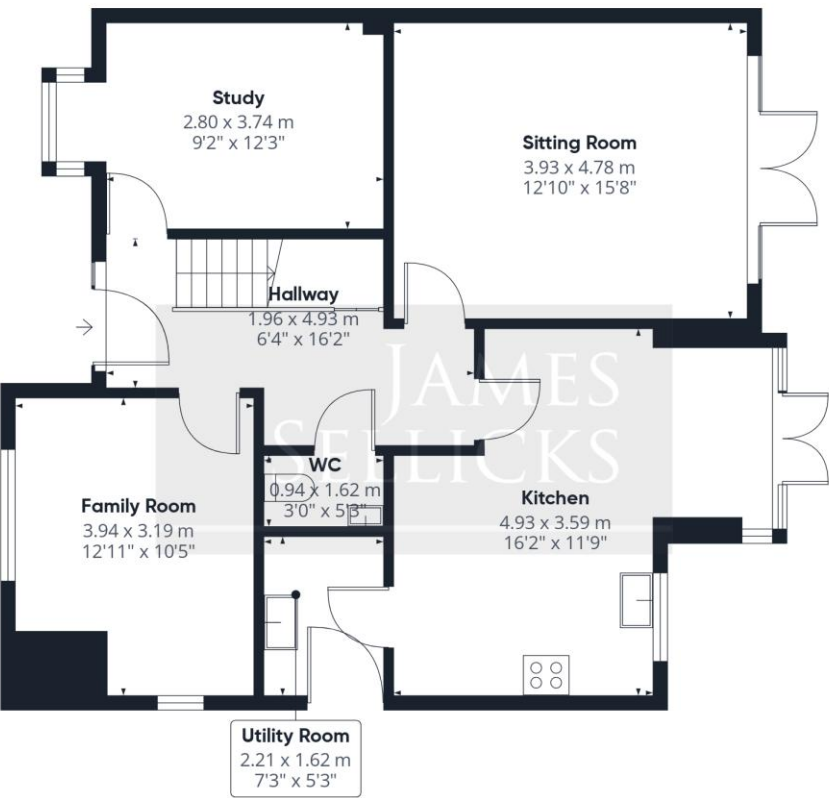
Services: Offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: Fibre, 454mbps
Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.
Flooding issues in the last 5 years: None our Clients are Aware of.
Accessibility: Two-storey property, no accessibility modifications made.
Planning issues: None our Clients are Aware of.

Please Note: There is an annual fee of £415 for maintenance of communal areas.

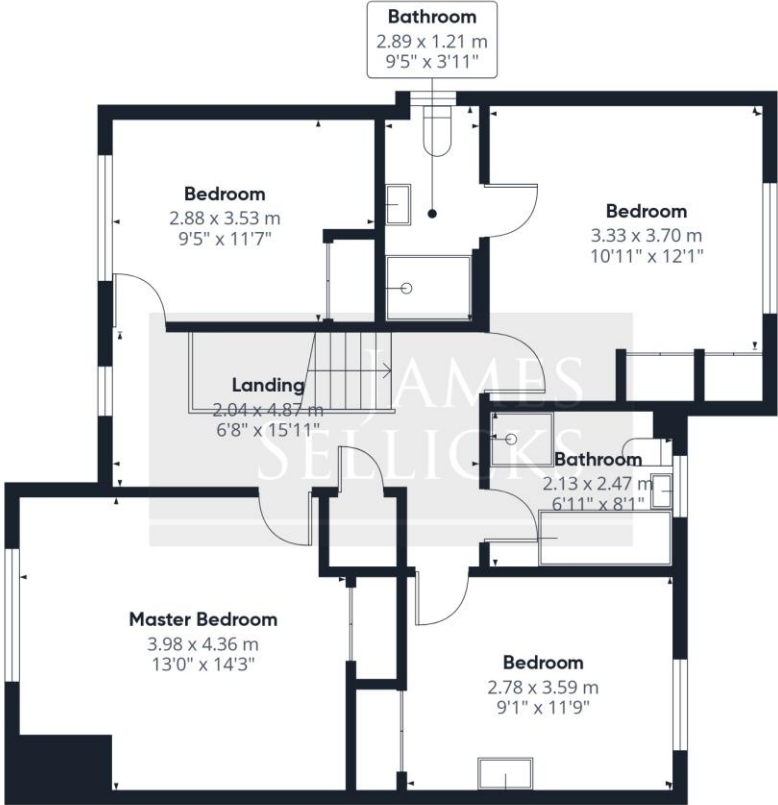








Floor 1



Floor 2

Approximate total area⁽¹⁾
149.4 m²
1610 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.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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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.

