

JAMES SELICKS

THE POPLARS

MAIN STREET
HOUGHTON ON THE HILL

GUIDE PRICE £1,200,000





Located to the front of a magnificent plot extending to approximately 0.3 acres, this stunning, extended and detached six bedroom period home is presented to exacting standards and boasts an additional two-storey semi-detached annexe to the rear.

Reception hall • cloakroom • study • dining room • family room • sitting room • breakfast kitchen • utility room • four first floor bedrooms • two en-suites • family bathroom • two further second floor bedrooms • bathroom • shared & private driveways • double garage • store • Annexe • stunning gardens • EPC - C

Location

This picturesque east Leicestershire village has a strong sense of community spirit and an array of local amenities not usually associated with a village of this size including a parish church, two public houses, village store, post office, hair salon, pharmacy, and with sporting facilities including tennis, football and cricket clubs plus a popular primary school filtering into the renowned Gartree and Beauchamp Colleges found at nearby Oadby. The village is located approximately seven miles east of Leicester city centre with the market towns of Uppingham and Market Harborough approximately 15 miles distant and is surrounded by some of Leicestershire's most attractive rolling, scenic countryside.

Accommodation

The property is entered via a spacious reception hall featuring elegant parquet flooring and a cast iron gas log burner set within an Ingle brick fireplace with exposed lintel. Exposed beams and a principal staircase with storage beneath add to the character, while a convenient cloakroom providing a two piece suite completes the space. A charming study boasts black-and-white tiled flooring with underfloor heating and exposed ceiling beams. The formal dining room also has parquet flooring, and a feature fireplace with a limestone surround and further exposed beams. A central inner hallway leads to a generous family room with a stone fireplace and limestone surround, as well as oak flooring with underfloor heating and double doors opening onto the rear garden. The sitting room includes a cast iron log burner set in an Inglenook fireplace with exposed brickwork, oak flooring with underfloor heating a built-in storage cupboard and access to a secondary staircase.

The L-shaped breakfast kitchen is the true heart of this home, with a range of cream Shaker-style eye and base level units and drawers, granite preparation surfaces, a Belfast sink and a Rangemaster professional cooker with a double oven, grill, six-ring gas hob and extractor unit. Integrated appliances include a dishwasher and an American-style fridge-freezer with plumbing for chilled water and ice, and tiled flooring with underfloor heating. A utility room houses the Worcester wall mounted boiler and provides additional base level units, a stainless steel sink, plumbing for washing machine and tumble dryer, and access to the vaulted cellar.

The first floor landing houses the airing cupboard and leads to the bright and spacious master bedroom, with oak flooring and underfloor heating, double doors opening to a Juliet balcony, and a luxurious en-suite comprising a freestanding rolltop cast iron bath with claw feet, a WC, pedestal wash hand basin and a double shower cubicle with fixed and flexible shower heads, a heated towel rail and tiled flooring with underfloor heating. Bedroom two benefits from a walk-in cupboard, underfloor heating and its own en-suite with a white three-piece suite, also with underfloor heating. Two additional double bedrooms are served by a stylish bathroom, featuring a white three-piece suite with a pedestal wash hand basin, WC and a panelled bath with shower over. To the second floor are two further double bedrooms, one with a charming cast iron fireplace and a modern shower room with a white three-piece suite.







Outside

To the rear, the stunning garden is mainly laid to lawn with patio seating areas, ideal for entertaining. A shared rear driveway with a five-bar gate leads to a private gravelled driveway and a detached double garage with an electric up and over door. Attached to the side of the garage is a self-contained, semi-detached annexe, ideal for guests or relatives. The ground floor includes a modern shower room with a white three-piece suite. Stairs lead to the first floor, where you'll find a breakfast kitchen with base-level units, a stainless steel sink and an electric cooker point, along with a combined sitting room/bedroom space.

Tenure: Freehold. **Listed Status:** None.

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

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: Fibre, 72mbps.

Wayleaves, Rights of Way & Covenants: The main driveway is owned by 30a, with right of access by foot or vehicle and 50% share cost of repairs. Right of access over driveway to north of property, up to rear garden gate. Right to park on driveway for short periods (loading). No business (exception of administrative work). Only to be used as a private dwelling house with annexe. Annexe and house must be kept in same ownership. No subletting. No nuisance. No noise outside the property from 11pm to 8am. No Swimming pool, tennis court, domestic animals or birds in the garden beyond the annexe.

Flooding issues in the last 5 years: None our Clients are Aware of.

Accessibility: Three-storey property, no specific accessibility modifications made.

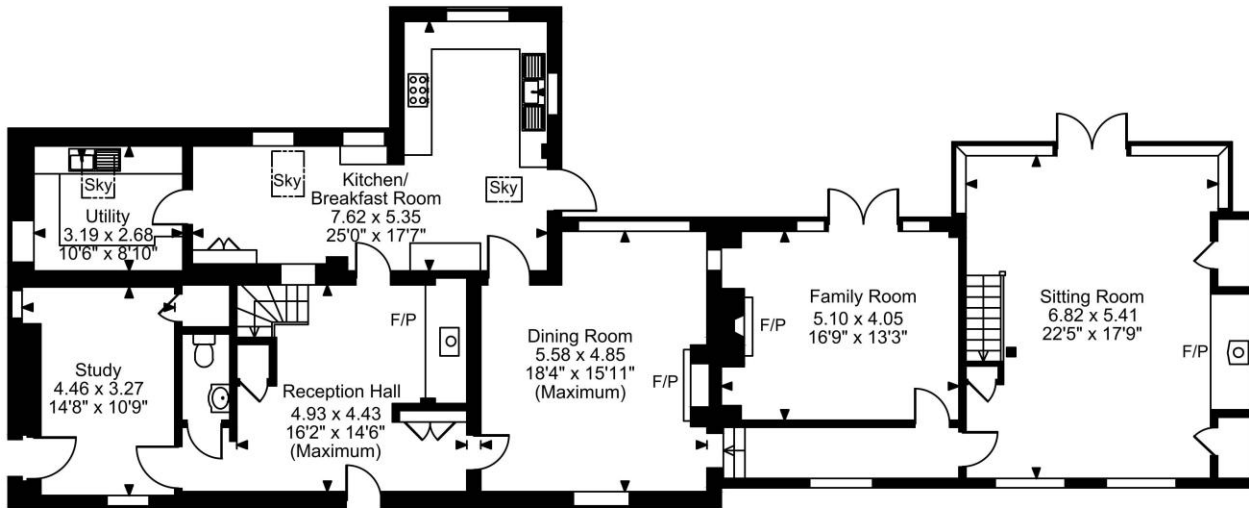
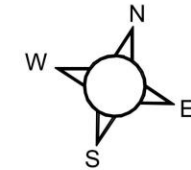
Planning issues: None our Clients are Aware of.



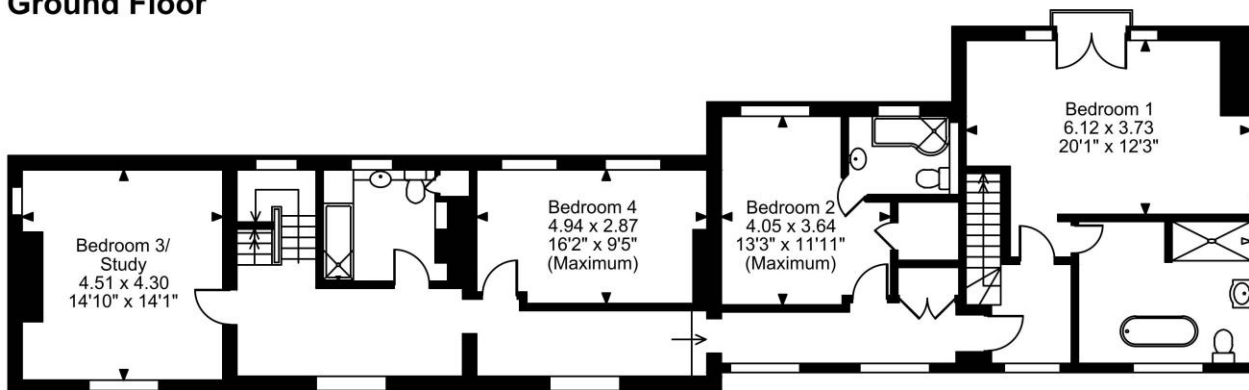




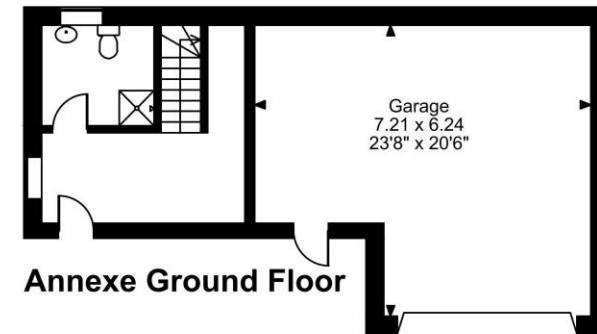
Main Street, Leicester
Approximate Gross Internal Area
Main House = 4076 Sq Ft/379 Sq M
Garage = 425 Sq Ft/39 Sq M
Annexe = 713 Sq Ft/66 Sq M
Total = 5214 Sq Ft/484 Sq M



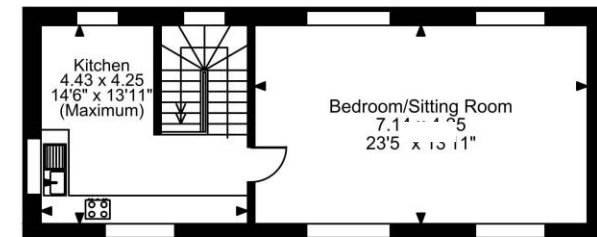
**Main House -
Ground Floor**



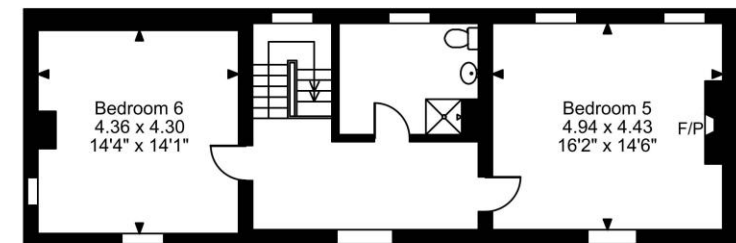
**Main House -
First Floor**



Annexe Ground Floor



Annexe First Floor



**Main House -
Second Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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.

