

# JAMES SELICKS

22 INGARSBY LANE

HOUGHTON ON THE HILL  
LEICESTERSHIRE LE7 9JJ

GUIDE PRICE: £375,000





Occupying a generous plot of approximately 0.17 acres, this recently refurbished and beautifully presented two bedroom bungalow offers exceptional potential for extension or redevelopment (subject to the necessary planning permissions).

Entrance hall • open plan living/dining/kitchen • conservatory • brick-built storage • two bedrooms • bathroom • driveway • single garage • lawned rear gardens • views • EPC - D

#### Location

Ingarsby Lane is a quiet country lane on the edge of Houghton on the Hill, a popular east Leicestershire village with excellent amenities including a village store, two garages, post office, excellent primary school, Church and two public houses. Within the catchment area of Beauchamp and Gartree schools, Houghton on the Hill lies approximately seven miles due east of the city centre providing excellent access to professional quarters and the mainline railway station and is within easy distance of the market towns of Market Harborough, Uppingham and Oakham.

#### Accommodation

A smart composite front door leads into a spacious entrance hall, making a striking first impression with mosaic tiled flooring, offering loft access and flowing seamlessly into the open plan living/dining/kitchen area. This light-filled, versatile room boasts a new window to the front, three additional windows to the side, and further glazing through to the conservatory. The space features a split floor design with bamboo flooring in the living area and engineered wood in the kitchen. A log burner with a limestone surround provides a cosy focal point. The kitchen area is currently minimalist, featuring a Flavel seven-ring gas hob and oven, a stainless steel sink with drainer, and a recessed fireplace niche. The vendors have opted not to install a full kitchen suite, anticipating future extension works. The partially brick-built conservatory offers additional living space but would benefit from some attention. An adjacent brick-built storage area provides space and plumbing for a washing machine.

The master bedroom has a window to the front and bamboo parquet-style flooring. Bedroom two is also a double, currently used as a home office, featuring a window to the side and bamboo flooring. The stylish bathroom includes a Burlington WC and wash hand basin, and a bath with shower over and wood-effect tiled flooring. White and green tiling adds character, and a compact boiler cupboard offers practical storage.

#### Outside

The front driveway provides ample off-road parking for up to five vehicles, with an attractive lawn and mature planted borders adding kerb appeal. The single garage, located to the side, has a rear window but no current power or lighting. The rear garden is a real highlight, spacious and predominantly laid to lawn with mature borders, a raised decked area, and open field views providing a tranquil backdrop.

**Tenure:** Freehold.

**Local Authority:** Harborough District Council

**Tax Band:** D

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Sky broadband, 80mbps.

**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:** Single-Storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are Aware of.







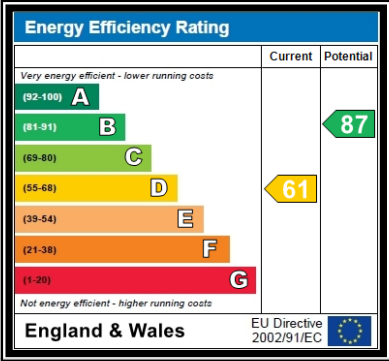






Approximate total area<sup>m</sup>  
 94.9 m<sup>2</sup>  
 1020 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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.

