

JAMES SELICKS

4 CHAPEL CLOSE

HOUGHTON ON THE HILL
LEICESTERSHIRE LE7 9HT

GUIDE PRICE £575,000



Located on one of the village's most sought-after cul-de-sacs, a beautifully presented, five bedroom detached family home offering spacious, stylish, and versatile accommodation ideal for modern family living.

Entrance hall • cloakroom • sitting/dining room • dining kitchen • master bedroom • en-suite • four further bedrooms • family bathroom • lawned front garden • driveway • double garage • landscaped rear gardens • EPC - tbc

Location

Houghton on the Hill lies approximately seven miles due east of Leicester city centre with a wide range of local amenities not usually associated with a village of this size. These include a local shop, post office, hair salon, pharmacy, two public houses, two garages, a variety of sporting and recreational facilities and popular village primary school filtering into Gartree and Beauchamp Colleges at nearby Oadby.

Accommodation

The property is accessed via a storm porch and composite door into a welcoming entrance hall with a staircase leading to the first floor and a useful ground floor cloakroom providing a two piece suite. The spacious sitting/dining room is a bright and airy 'L' shaped living space, enhanced by a cast iron gas-fired burner set within a Limestone surround and hearth. Two sets of double doors with windows either side, open out onto the rear garden, creating a seamless indoor-outdoor flow.

The open plan dining kitchen is the heart of the home, fitted with an excellent range of bespoke eye and base level units and drawers with granite preparation surfaces and a Belfast sink with a mixer tap and a window above. High specification integrated appliances include a Rangemaster professional cooker with double oven, grill and a six-ring gas burner with a matching canopy extractor unit above, a fridge, freezer and dishwasher. There is Parquet style wooden flooring and inset ceiling spotlights throughout, ample space for a dining table beneath feature pendant lighting, and French doors leading onto the patio entertaining area.

To the first floor is a galleried landing with a window to the front. The master bedroom features built-in wardrobes with matching bedside cabinets and overhead storage, as well as a private en-suite shower room with a modern three piece suite. There are four further bedrooms and a stylish family bathroom with an opaque glazed window, heated towel rail, part tiled walls and tiled flooring, providing an enclosed WC, an inset wash hand basin with drawers beneath and a mirror above, a corner bath with shower attachment and a separate shower enclosure.







Outside

To the front of the property is a lawned frontage, a block paved driveway providing ample off street parking and access to a double garage with an electric door to the front, housing the wall-mounted gas boiler and providing plumbing for a washing machine and access to the kitchen. The landscaped rear gardens are just lovely, mainly laid to lawn and including random flagged patio seating areas, pathways, a timber arbour, and a mature planting scheme.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

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: ADSL, speed unknown (Fast fibre on order).

Non-standard construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

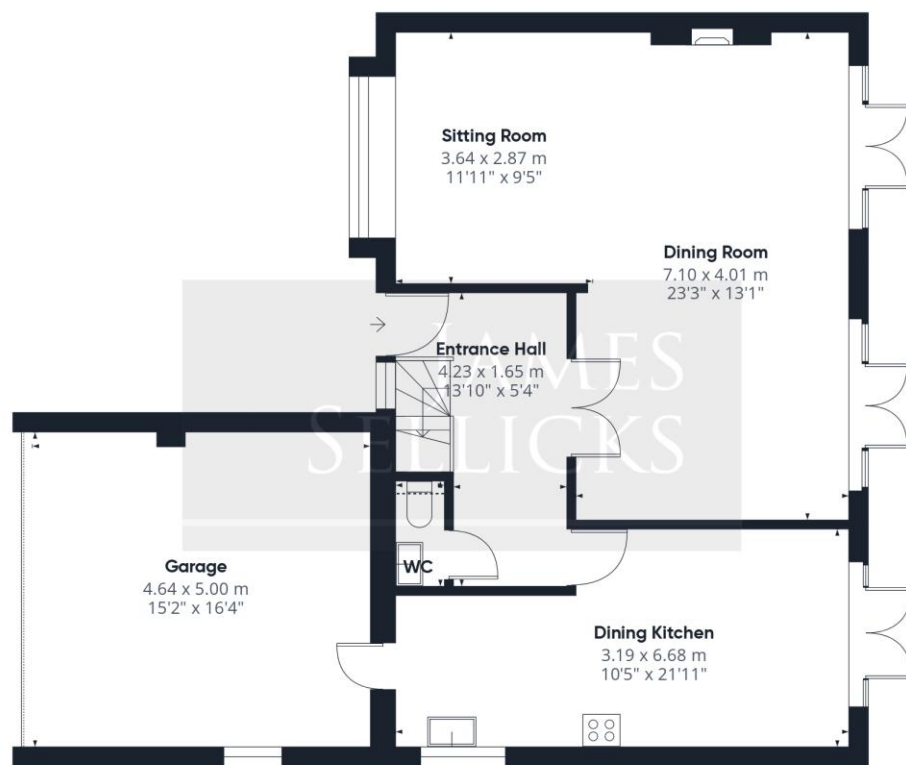
Flooding issues in the last 5 years: None our Clients are Aware of.

Accessibility: Two-Storey property, no specific accessibility modifications made.

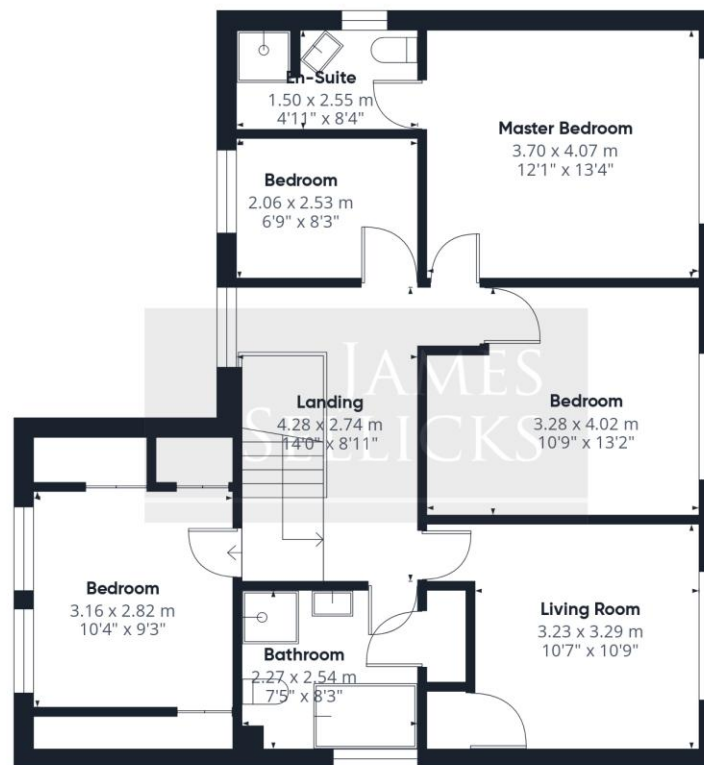
Planning issues: None our Clients are Aware of.







Floor 1



Floor 2

Approximate total area⁽¹⁾

168.9 m²

1818 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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



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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.

