

JAMES SELICKS

55 UPPINGHAM ROAD

HOUGHTON ON THE HILL
LEICESTERSHIRE
LE7 9HJ

GUIDE PRICE £275,000



Located in a sought-after East Leicestershire village, this extended two/three bedroom, two bathroom semi-detached home is offered for sale with *no upward chain*.

Entrance hall • sitting room • open plan dining kitchen • dining room/bedroom three • ground floor shower room • two first floor bedrooms • bathroom • driveway • brick outbuilding • generous rear gardens • EPC - D

Location

Houghton on the Hill is located approximately seven miles east of the city centre and is surrounded by some of Leicestershire's most attractive rolling countryside. The village retains a strong community spirit, with a wide range of local amenities including a shop, post office, hair salon, chemist, two public houses, parish church and a variety of sporting and social facilities plus a popular primary school filtering into the renowned Gartree High School and Beauchamp College at nearby Oadby.

Accommodation

The uPVC front door opens into a small entrance hall housing the stairs to the first floor. A ground floor shower room with a skylight and tiled flooring provides a white three piece suite comprising a low flush WC, pedestal wash hand basin and a shower enclosure. The front sitting room has a feature brick open fireplace, a square bay window and picture rail. To the rear is a spacious open plan dining kitchen with a feature brick open fireplace, inset ceiling spotlights and tiled flooring throughout. The kitchen boasts with a good range of eye and base level units and drawers, blockwood preparation surfaces and tiled splashbacks, an inset stainless steel sink and drainer unit, white appliance space and a useful understairs storage space. The extension provides a spacious dining area in the kitchen with French doors opening onto the garden, and a ground floor double bedroom with a window to the rear and a study with a skylight, housing the wall-mounted combination boiler.

The first floor landing leads to two further double bedrooms and a bathroom. The principal bedroom has a window to the front elevation and benefits from fitted wardrobes, drawers, cupboards and a vanity unit. Bedroom two has a window to the rear and space for wardrobes. The family bathroom completes the accommodation, having a white three-piece suite comprising an enclosed WC, pedestal wash hand basin and corner bath with shower attachment, part tiled walls and an opaque glazed window.

Outside

The property enjoys a tarmac driveway to the front providing off-road parking for two vehicles and gated side access leading to the generous rear gardens, featuring a paved patio seating area and a path to deep lawned gardens and a large brick outbuilding, considered suitable for conversion into a home office or gym (subject to the necessary planning consents).

Tenure: Freehold. **Local Authority:** Harborough District Council, **Tax Band:** B

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.

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.

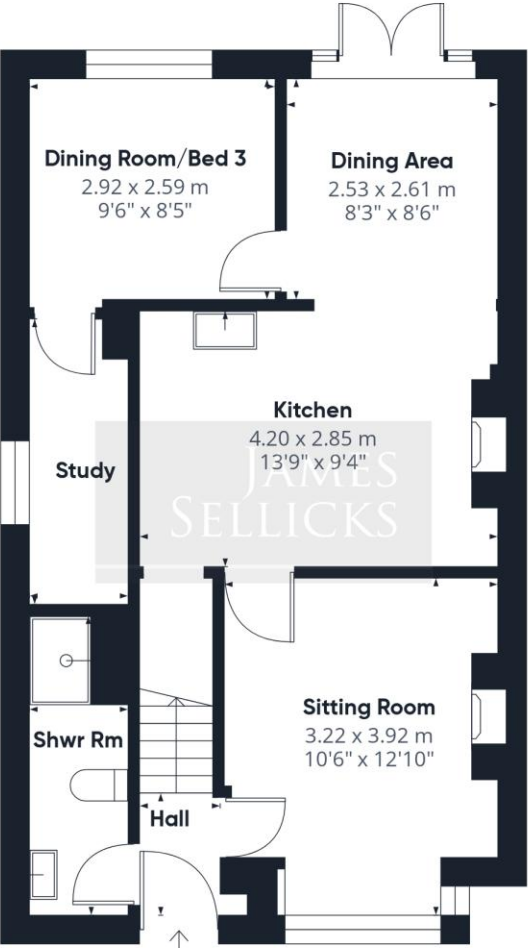








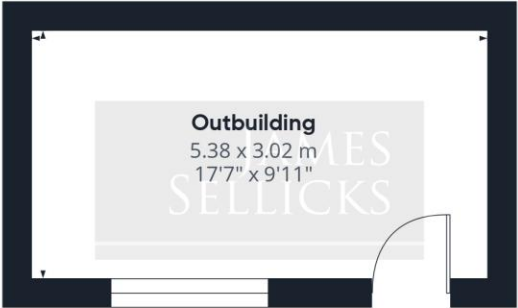




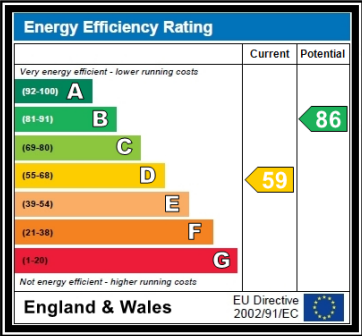
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾
89.3 m²
961 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

