



Ingarsby Lane, Leicester, LE7 9JJ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE NOW \*\*\* Sheldon Bosley Knight proudly presents this fantastic three bedroom, renovated detached property located in the popular village of Houghton on the Hill. This delightful village is nestled in the heart of Leicestershire meaning the location offers a harmonious blend of rural tranquillity and convenient access to urban amenities. In brief the property comprises of an inviting entrance hallway with practical under-stair storage, leading to a bright and cosy living room. To the left, you'll find a modern kitchen-diner with a built-in oven, hob, and extractor, along with a comfortable living/dining area featuring a feature electric log burner. This space seamlessly connects to a convenient utility area with access to the rear garden. There is a garage for storage. Upstairs, you'll find a newly installed, contemporary shower room. The master bedroom offers stunning views of the field behind the property. There's also a second double bedroom and a third well-proportioned single bedroom offering stunning field views as well. To the rear a picturesque garden with a spacious patio that's perfect for entertaining, alongside a large, well-presented lawn matching an impressive front garden. The property is energy efficient with all electric air source heat pump and solar panels. With driveway parking for two vehicles this property is offered UNFURNISHED. Council Tax Band E. Energy Rating B.







## Key Features

- Available Now
- Houghton On the Hill, Leicestershire
- Detached
- Three Bedrooms
- Unfurnished
- Large Rear Garden
- Garage and Driveway Parking Included
- Council Tax Band E
- Energy Rating B

**£1,600 PCM**