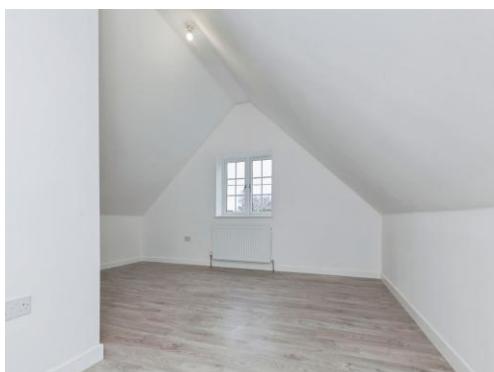




Connells

Ingarsby Close
Houghton-On-The-Hill Leicester



Property Description

Detached Bungalow • Quiet Cul-de-Sac • Sought-After Village Location

Nestled within a peaceful cul-de-sac in the highly desirable village of Houghton-on-the-Hill, this charming detached bungalow offers an excellent opportunity for buyers seeking single-storey living in a friendly, well-connected community. Positioned on a private road and surrounded by similar quality homes, the property provides a blend of comfort, convenience, and village lifestyle.

This well-proportioned bungalow features double-glazed windows and a layout ideal for downsizers, first-time buyers, or those looking for a low-maintenance home. The property sits within walking distance of local amenities, bus routes, and the well-regarded Houghton-on-the-Hill CofE Primary School.

Ground Floor:

Bedroom Two

Offers a comfortable and versatile space, the room enjoys a pleasant outlook and benefits from excellent natural light, creating a bright and welcoming atmosphere throughout the day. Neutral décor provides a blank canvas for personalisation, making it easy for buyers to imagine the room meeting their needs and door leading through to the en-suite

En-Suite

The ensuite provides a stylish and private washroom directly accessed from the bedroom, offering both comfort and convenience. Thoughtfully arranged, the space features a contemporary shower enclosure, complemented by a sleek hand basin with storage beneath and a low-level WC. Neutral tiling enhances the clean, modern feel

Bedroom Four

Having double glazed window to the front and radiator, door leading through to the kitchen/living room

Open Plan Kitchen/Living Room

The open-plan kitchen and living room form the sociable heart of the home, offering a bright, flowing space ideal for modern living. The kitchen area provides a practical arrangement of units and work surfaces, built in appliances, bi-fold doors opens onto the garden and vertical modern radiator

Ground Floor Wc

Fitted with a low level WC and wash hand basin

First Floor Landing

entertaining, or enjoying a low-maintenance lifestyle.

Bedroom One

Double glazed window, radiator and door leading to the en-suite

En-Suite

Fitted with shower cubicle, low level WC and wash hand basin and low level WC

Bedroom Three

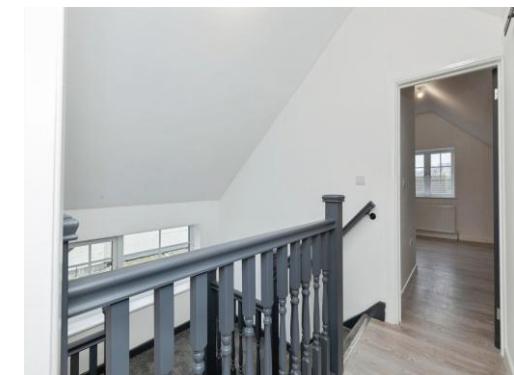
Double glazed window overlooking the rear and radiator

Bathroom

The bathroom offers a clean and comfortable space designed for everyday practicality. It features a well-arranged layout with a full white suite, including a panelled bath with shower over, a washbasin, and a low-level WC. Neutral tiling helps create a bright, fresh feel, while the room benefits from good ventilation through a window. Its simple, modern finish provides an easy backdrop for personal touches, making it a functional and inviting part of the home.

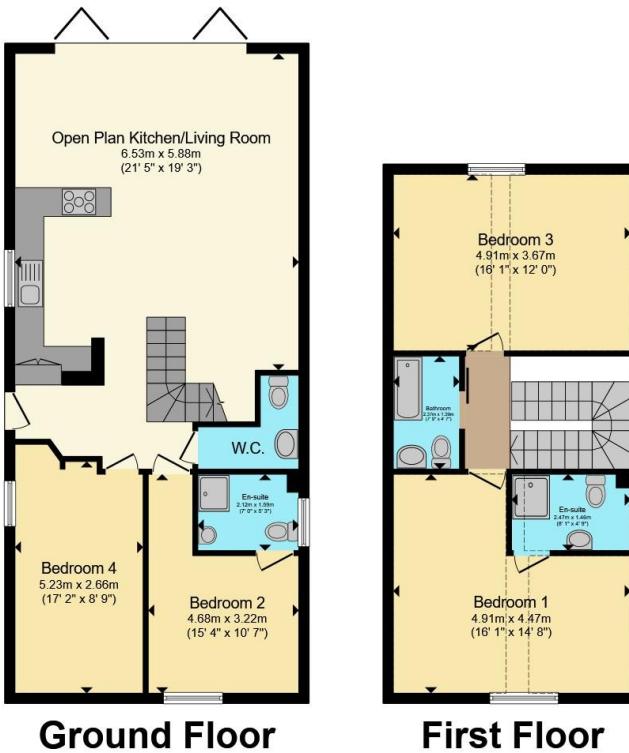
Outside

The outside space offers a pleasant and practical setting that complements the home beautifully. A neat frontage provides an inviting first impression, with room for potted plants or simple landscaping to add character. The rear garden delivers a private and manageable outdoor area, ideal for relaxing,









Total floor area 131.2 m² (1,412 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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 Band: C

Tenure: Freehold

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