



JAMES
SELICKS

Stacey Avenue

HOUGHTON ON THE HILL, LEICESTERSHIRE

A beautifully presented, modern three-bedroom detached family home built in 2019 by William Davis Homes, located on the edge of a sought-after village in East Leicestershire.

Remainder of NHBC warranty until 2029 • Detached three-bedroom home • Desirable East Leicestershire village setting • Sitting room • Breakfast kitchen • Principal bedroom with ensuite • Two further double bedrooms • Landscaped rear garden • Private driveway • Single garage •

Accommodation

The property is entered into a spacious hallway featuring an understairs storage and a contemporary composite front door. To the front, the sitting room provides a cosy space to relax, while the rear of the property opens into a superbly appointed breakfast kitchen. Designed for modern living, it boasts sleek grey urban gloss cabinetry, a one-and-a-quarter bowl stainless steel sink, Smeg electric oven with a four-ring gas hob and stainless-steel extractor, integrated fridge freezer, and plumbing for a washing machine. A useful cloak cupboard and seamless access to the rear garden add to the home's practical appeal.

Upstairs, the principal bedroom benefits from built-in wardrobes and a stylish ensuite shower room with a contemporary white suite and heated towel rail. Two further well-proportioned double bedrooms are served by a luxurious family bathroom. The landing also offers a generous airing cupboard for added convenience.

Outside

Externally, the property enjoys a tarmac driveway leading to a detached single garage, which has had a handy side door added. The rear garden has been thoughtfully landscaped to create an inviting outdoor space, complete with extended paved patios, manicured lawn, and a secluded seating area framed by the addition of a charming timber pergola—perfect for entertaining or relaxation. This exceptional home seamlessly blends premium finishes, intelligent design, and a tranquil village setting to offer the very best in contemporary family living.

Location

Houghton on the Hill is located approximately seven miles due east of the city centre and is surrounded by some of Leicestershire's most attractive rolling countryside. The village has a strong community spirit and plenty of amenities including pubs, an interesting mix of sporting and social facilities and a popular primary school filtering into Gartree High School and Beauchamp College at nearby Oadby

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** D

Estate Management: There is an estate management company which looks after the communal open areas within the development (grass cutting etc) Currently the cost is £400 per annum.

Listed Status: Not Listed **Built:** 2019

NHBC Warranty: Until 2029

Conservation Area: No

Services: The property is offered to the market with all mains services and gas-fired central heating.

Loft: Insulated with the addition of an aerial

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: No accessibility modifications

Planning issues: None which our clients are aware of

Satnav Information

The property's postcode is LE7 9LX, and house number 11.

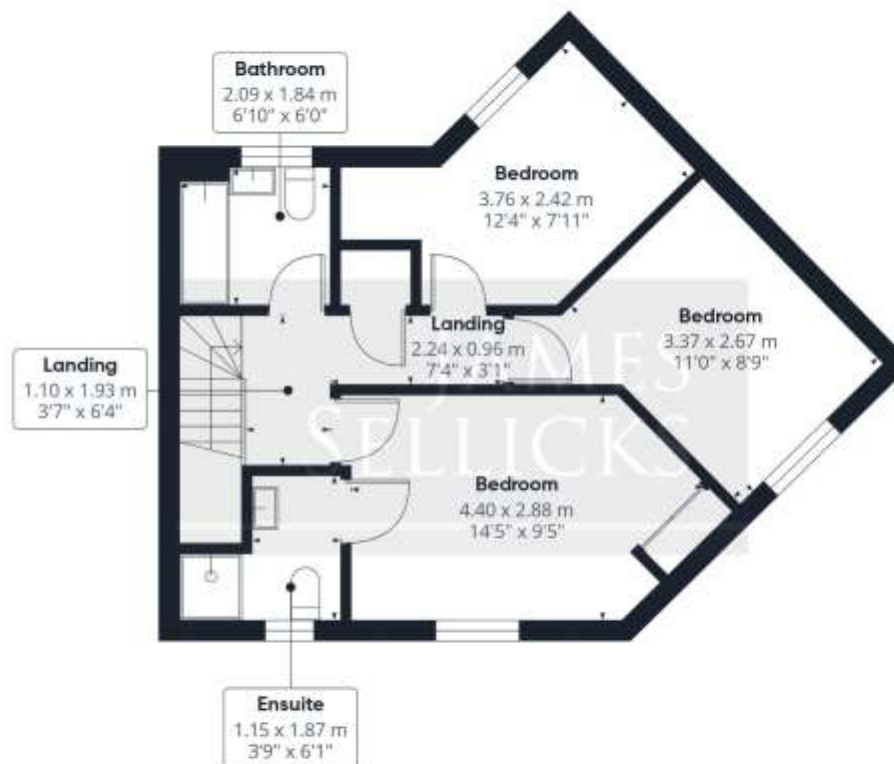








Floor 1



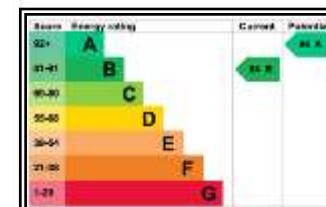
Floor 2

Approximate total area⁽¹⁾

89.4 m²
963 ft²

Reduced headroom

1.1 m²
12 ft²



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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.



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