

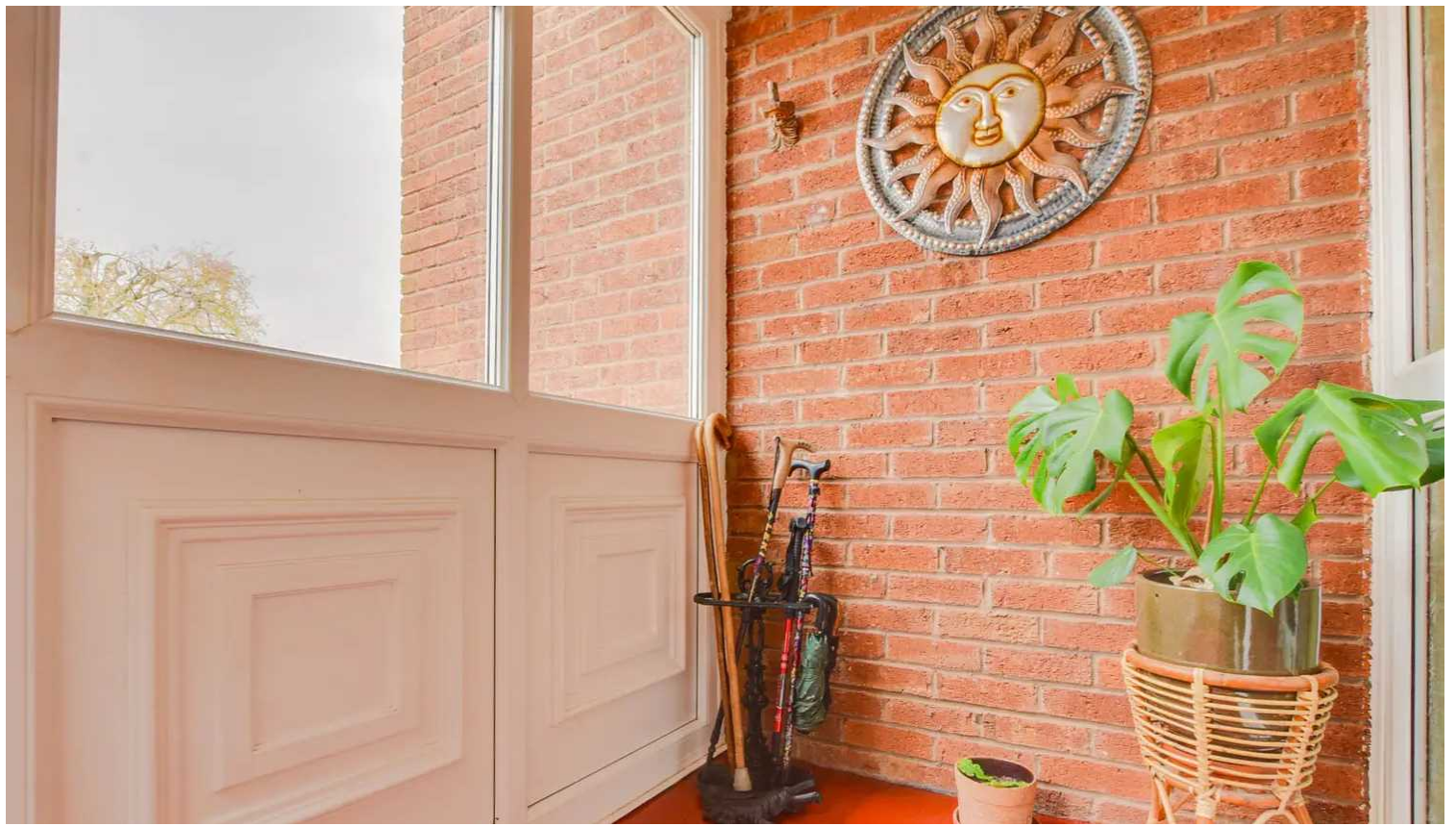


Firs Road, Houghton-on-the-Hill

Guide Price £450,000

A delightful detached home in the suburb of Houghton on the Hill with FOUR BEDROOMS, TWO RECEPTION ROOM, double garage and a BEAUTIFUL REAR GARDEN.





Entrance Porch

With three windows to the front elevation, door to the side elevation and tiled flooring.



Entrance Hall

With laminate flooring, storage cupboard and an electric radiator.

Downstairs WC

6' 5" x 3' 6" (1.96m x 1.07m)

With a window to the rear elevation, tiled flooring, wash hand basin and a WC.

Reception Room Two/Dining Room

17' 9" x 10' 6" (5.41m x 3.20m)

With a patio door to the rear elevation, carpet flooring, a storage cupboard and an electric radiator.



Kitchen

11' 7" x 11' 0" (3.53m x 3.35m)

With a window to the rear elevation, laminate flooring, sink and drainer unit with a range of wall and base units with work surfaces over, hob, oven, extraction fan and an electric radiator.

Reception Room One/Living Room

21' 11" x 12' 3" (6.68m x 3.73m)

With two windows to the front elevation, carpet flooring, brick built chimney breast with a gas fire, and two electric radiators.



First Floor Landing

With a window to the side elevation and a storage cupboard (housing a pressurised water cylinder/heater).

Bedroom One

12' 1" x 11' 2" (3.68m x 3.40m)

With a window to the front elevation, carpet flooring, fitted wardrobes and an electric radiator.

Bedroom Two

12' 5" x 9' 7" (3.78m x 2.92m)

With a window to the front elevation, carpet flooring, and an electric radiator.

Bedroom Three

11' 8" x 11' 1" (3.56m x 3.38m)

With a window to the rear elevation, carpet flooring and an electric radiator.

Bedroom Four

10' 8" x 7' 0" (3.25m x 2.13m)

With a window to the rear elevation, carpet flooring and an electric radiator.

Bathroom

10' 6" x 6' 6" (3.20m x 1.98m)

With a window to the side elevation, a walk-in shower with a shower head over, bath, WC, wash hand basin, laminate flooring, fully tiled walls and an electric radiator.









Front Garden

With a lawn area and flower beds.

Rear Garden

With a patio seating area, lawn area, flower beds and fenced perimeters.

Driveway

Driveway for approx. Four vehicles.

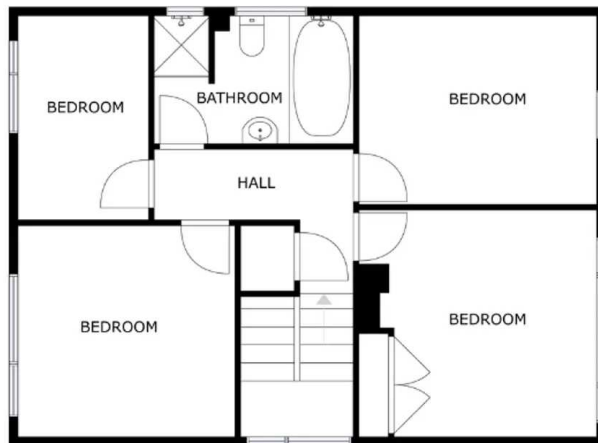
Garage

18' x 17'6" - A double garage with two up-and-over doors, window to the rear elevation and lighting.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 88 m², FLOOR 2: 66 m²
 TOTAL: 154 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 88 m², FLOOR 2: 66 m²
 TOTAL: 154 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for popular local schooling. There is also a nearby Coop and a wide range of amenities available in nearby Evington or Oadby Town Centres; The village is well served by bus links running to and from Leicester City Centre with its professional quarters and train station. Leicestershire's rolling countryside is also within reach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

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