



21, NORTH WAY, HOUGHTON-ON-THE-HILL, LE7 9HR

PRICE £495,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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An extended four bedroomed detached family home situated within the heart of the highly desirable and sought after east Leicestershire village of Houghton on the Hill.

The beautifully presented accommodation is approached via an entrance porch, hall, dual aspect sitting room with French doors giving access onto the rear gardens, snug, dining room, shower room / cloaks/wc and dining/kitchen with utility room off. The first floor landing leads to the master bedroom, three further good sized bedrooms and family bathroom.

To the front of the property there is an in-out driveway providing ample car standing with access to double garage.

Split level rear gardens with large terrace immediately to the rear of the property with steps down to mature private gardens to the rear and side. The property offers excellent scope for further extension/expansion subject to receiving the necessary planning and building consents. EPC Rating - D.

LOCATION

The property is located within the highly sought after east Leicestershire village of Houghton on the Hill, which lies astride the A47 linking Leicester to Peterborough, both of which have mainline rail services to London. The village has a range of local shops, local Co-op store, public houses, garages, a reputable primary school, leisure and sporting clubs and a fine parish church. Both Leicester and Market Harborough offer shopping and supermarket facilities, with the M1 accessible at Junctions 20 or 21. The village is surrounded by attractive open countryside with many scenic walks, Rutland Water is only a short drive away offering sailing, fishing and other leisure pursuits.

VIEWINGS

Viewings should be arranged through the agents Andrew Granger & Company on 0116 2429922.

ACCOMMODATION IN DETAIL

ENTRANCE PORCH

Via half glazed UPVC double glazed front door with glazed side screen, wall mounted heater, ceramic tiled flooring and multi paned doorway leading to:

ENTRANCE HALL

With staircase rising to first floor, radiator useful storage cupboard providing coat hanging space and doors leading to principal reception rooms.

W.C / SHOWER ROOM

Comprising low flush w.c, pedestal wash hand basin, shower with tiled surround, ceramic tiled flooring and painted wooden panelling to dado height.

SITTING ROOM 21'10" x 11'1" (6.68 x 3.39)

A delightful light and airy dual aspect sitting room with UPVC double glazed bow glazed window to front elevation, two radiators, electric fire with stone surround, mantle and hearth, UPVC double glazed French doors with glazed side screens giving access onto the rear patio terracing.

SNUG 10'11" x 12'11" (3.34 x 3.96)

A versatile room accessed via multi paned double doors from the entrance hall with UPVC double glazed window to the rear elevation overlooking the rear gardens and radiator.

DINING ROOM 11'1" x 10'5" (3.40 x 3.20)

With UPVC double glazed French doors onto the rear gardens and radiator.

KITCHEN 16'4" (max) x 16'4" (max) (4.98 (max) x 5.00 (max))

A beautifully presented kitchen comprising a range of contemporary style base and wall mounted cupboards with roll top work surface over, inset sink and drainer unit with mixer tap over, integrated Siemens appliances to include double oven and hob with canopy extractor fan over, fridge/freezer and integrated Bosch dishwasher. UPVC double glazed window to the rear elevation, wood effect laminate flooring and UPVC double glazed French doors leading onto the rear terrace and garden beyond. Door ways lead to the garage and utility room.



UTILITY ROOM 6'6" x 4'11" (average) (2.00 x 1.50 (average))

With UPVC double glazed window to the front elevation, stainless steel sink and drainer unit.

FIRST FLOOR

LANDING

With two UPVC double glazed windows to the front elevation creating a light and airy feel and radiator.

BEDROOM 1 14'7" x 13'0" (4.47 x 3.98)

With UPVC double glazed window to the rear elevation and radiator.

BEDROOM 2 13'4" x 11'8" (4.07 x 3.58)

With UPVC double glazed window to rear elevation and radiator .

BEDROOM 3 13'4" x 10'11" (4.07 x 3.35)

With UPVC double glazed window to rear elevation, radiator, built-in cupboard and airing cupboard housing hot water cylinder.

BEDROOM 4 12'10" x 6'10" (3.92 x 2.10)

With UPVC double glazed window to front elevation and radiator.

FAMILY BATHROOM

A large bathroom suite with bath with tiled surround and shower over, pedestal wash hand basin, low flush wc,, tiling to dado height and UPVC double glazed window to side elevation.

OUTSIDE

To the front of the property there is ample car standing and in and out driveway.

REAR GARDENS

Immediately to the rear of the property there is a large walled patio terrace seating area with steps down to further large lawns and side gardens offering excellent scope for extension subject to receiving the necessary planning consents.





PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity. We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential purchasers and establish how they intend to fund their purchase. If you are a cash purchaser then we will need confirmation of the availability of your funds. Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

MONEY LAUNDERING

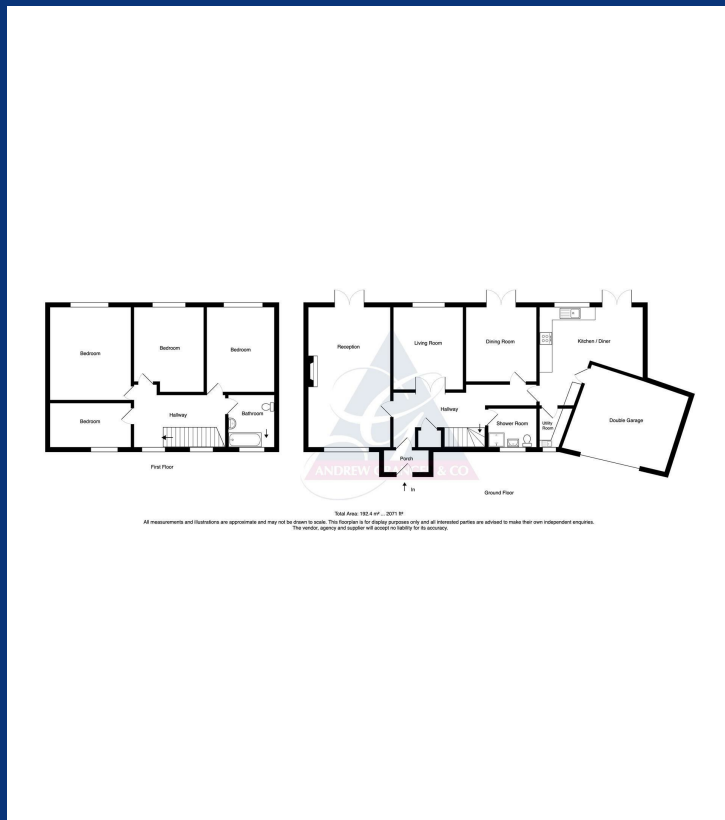
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.



LOCATION



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Call 0116 242 9922

Andrew Granger & Co. Attenborough House,
10-12 Rutland Street, Leicester LE1 1RD
www.andrewgranger.co.uk



RICS



leicester@andrewgranger.co.uk

