

# JAMES SELICKS

25 NORTH WAY

HOUGHTON ON THE HILL  
LEICESTERSHIRE  
LE7 9HR

GUIDE PRICE: £650,000



A beautifully presented, detached five bedroom family home located on a private road in this popular east Leicestershire village.

Porch • entrance hall • cloakroom • sitting room • study • extended living kitchen • utility room • principal bedroom • Juliet balcony • walk-in wardrobe • en-suite • four further bedrooms • family bathroom • fully boarded loft • driveway • integral garage • lawned frontage • side garden • large rear garden • EPC - C

#### Location

Houghton on the Hill lies approximately seven miles east of Leicester city centre, a popular village with a wide range of local facilities not usually associated with a village of this size, these include a parish church, village store, two public houses, post office, hair salon, pharmacy, various sporting facilities including cricket, football and tennis clubs, a local primary school filtering into Gartree and Beauchamp Colleges in nearby Oadby.

#### Accommodation

The ground floor reception spaces all have engineered wood flooring, starting with the porch, which also houses an understairs storage cupboard. An inner door leads into a spacious and welcoming entrance hall, housing the stairs to the first floor and a stylish cloakroom. The sitting room is a beautifully bright space, enhanced by a bay window to the front and bi-fold doors opening onto the rear garden. An additional reception room with a window overlooking the frontage, ideal as a study or snug.

The heart of the home is the stunning extended living/dining kitchen, thoughtfully designed to create a spacious and contemporary area with tiled flooring and wet underfloor heating throughout. The kitchen area boasts an excellent range of eye and base level units and drawers complemented by a central island with breakfast bar seating. Integrated Miele appliances include a dishwasher, steam/convection oven, combination microwave oven, warming drawer, induction hob and stainless steel extractor fan. There are windows, and a door providing side access and the space is open to dining and living areas with bi-fold doors spanning the space and leading onto the rear garden. A separate utility room with tiled flooring a range of eye and base level units, worktops and a sink provides plumbing for a washing machine and tumble dryer and access to the double garage.

To the first floor is a spacious landing. The superb master bedroom forms part of a previous extension and provides an impressive retreat. Shuttered windows and a Juliet balcony overlook the rear garden, allowing for plenty of natural light. There is a fitted walk-in wardrobe and a luxurious en-suite with an opaque glazed window to the front, a large bath with recessed shelving, Hansgrohe rainfall shower, a WC, wash hand basin with storage beneath, an additional fitted storage cupboard, fully tiled walls and flooring with underfloor heating.

Bedrooms two and three are generous doubles with fitted sliding wardrobes and a shuttered window to the rear. Bedroom four is a comfortable double with a shuttered window to the rear, providing access to the loft which recently been fully boarded. Bedroom five is a good-sized single room. The accommodation is completed by a recently refurbished family bathroom, beautifully finished with contemporary grey tiling and featuring a double shower enclosure with Hansgrohe fittings, a freestanding oval bath, enclosed WC, wash hand basin with vanity storage, heated radiator, LED-lit mirror and an opaque glazed window to the front.







### Outside

To the front of the property, a generous driveway provides comfortable parking for three vehicles, alongside a substantial lawned area which offers potential to extend the driveway further, if desired (subject to the necessary consents). The double garage has an electric up-and-over door and is currently utilised as a gym and additional storage space. To the side of the property, an astro-turfed area provides a practical and secure space for children or pets, with gated access returning to the front. To the rear of the property is a fantastic size garden, featuring a patio seating area and a generous lawn with raised planters.

**Tenure:** Freehold.

**Listed Status:** None.

**Conservation Area:** None.

**Local Authority:** Harborough District Council

**Tax Band:** E

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Unknown.

**Construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

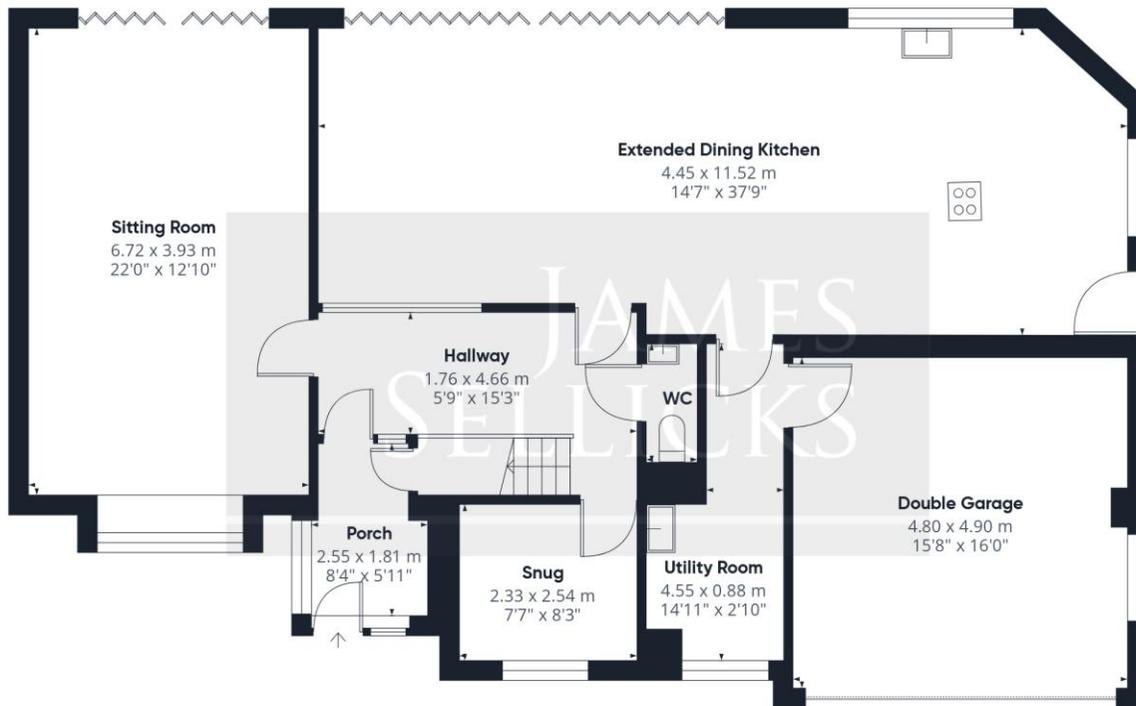
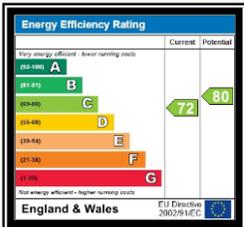
**Accessibility:** Two-storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are aware of.

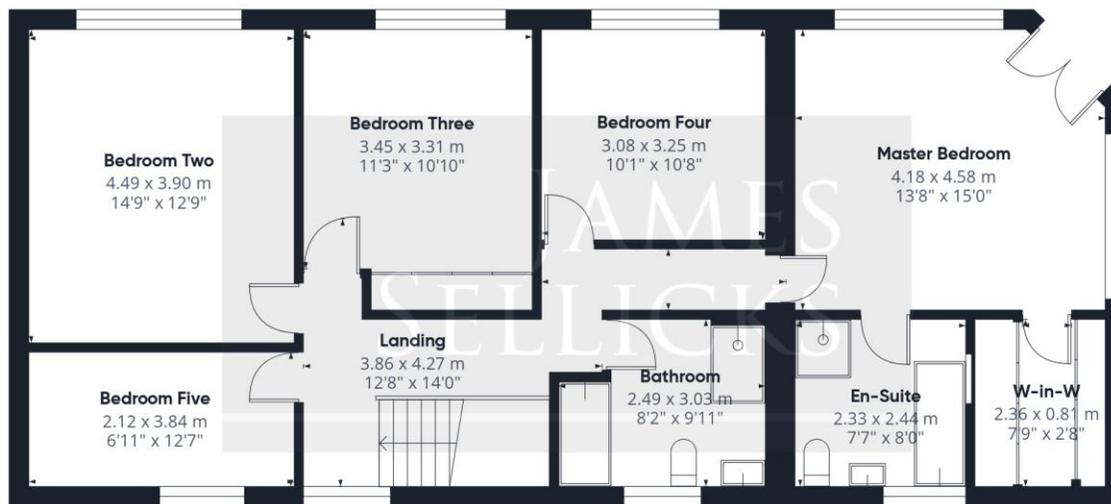








Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

224 m<sup>2</sup>

2410 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

