





Home Close Road
Leicester
LE7 9GT

Offers in Excess of £
387,000.00

bettermove

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Bettermove are proud to present this 3 bedroom detached bungalow in Leicester, available with no forward chain.

The property benefits from double glazing, gas central heating throughout, and a new electric consumer unit, fitted in 2026, with off street parking available for multiple vehicles, via the private driveway, complete with an EV charger.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious open-plan living/dining room, and a modern fitted kitchen, featuring stone worktops. The property also benefits from three generously sized double bedrooms, one of which is currently utilised as a home office, a family bathroom and a separate WC. Further benefits include a fully boarded loft with lighting, providing additional storage space. The exterior boasts a beautifully landscaped private rear garden with patio seating areas, a raised lawn and established planting, perfect for enjoying the summer months. Additional features include a tandem garage with an electric door, a separate office/garden room with heating and Wi-Fi connectivity.

The property is currently operated as an Airbnb, generating approximately £1,600 per month, with the existing arrangement covering council tax and other associated running costs. The current operator is likely to be interested in continuing the arrangement, offering potential for ongoing rental income, subject to agreed terms. The property can also be sold fully furnished to a purchaser wishing to continue its use as an Airbnb, providing a convenient turnkey investment opportunity.

Located in the highly sought-after village of Houghton on the Hill, Leicestershire, the property is conveniently situated close to a range of local amenities, including a village shop, pubs, a primary school and attractive countryside walks. Excellent transport connections can be found via nearby road networks, including the A47, providing convenient access to Leicester, Uppingham, Market Harborough and surrounding areas.
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
3	1	2	Freehold

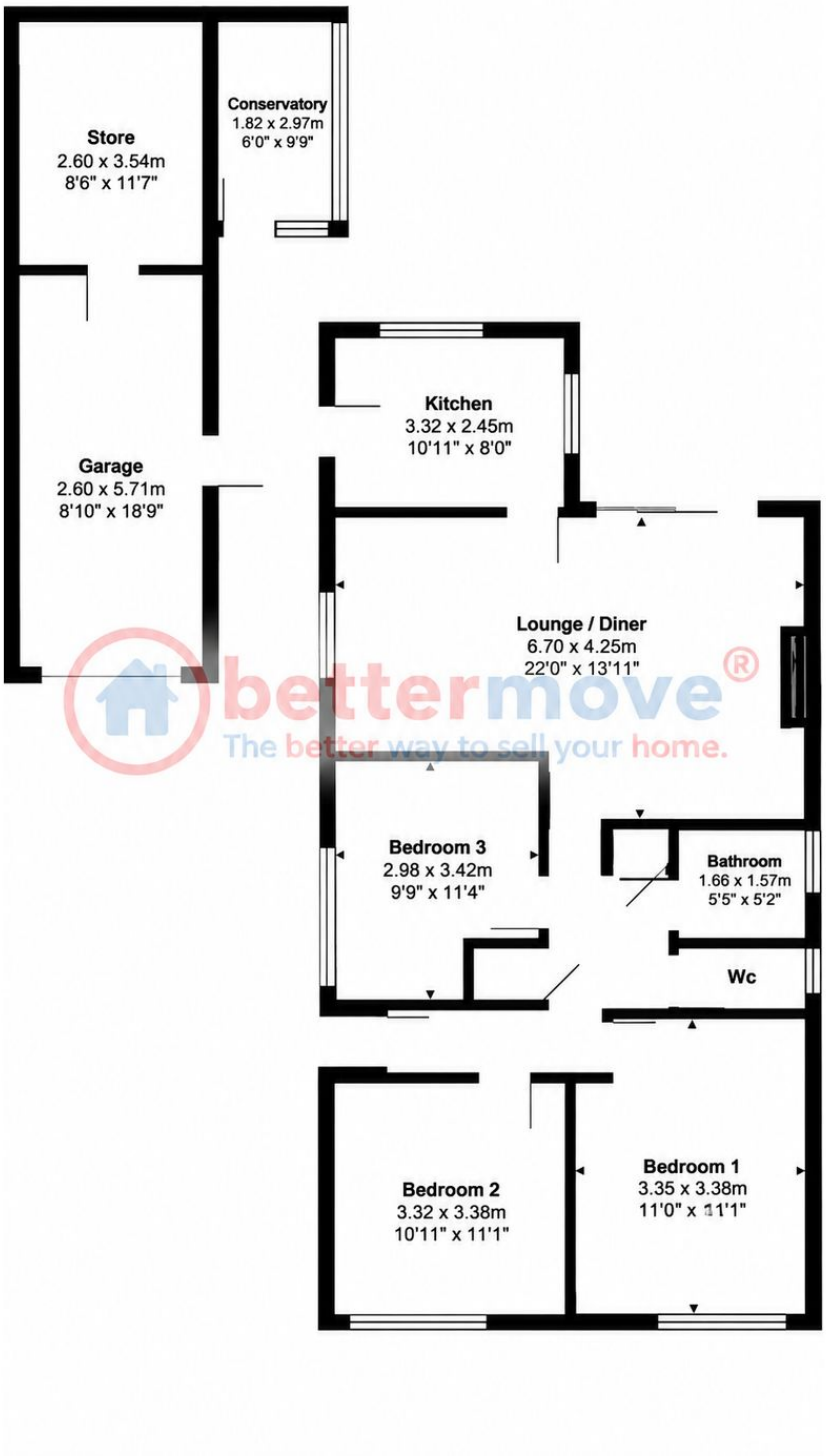








Floor Plan


Store
2.60 x 3.54m
8'6" x 11'7"
Conservatory
1.82 x 2.97m
6'0" x 9'9"
Garage
2.60 x 5.71m
8'10" x 18'9"
Kitchen
3.32 x 2.45m
10'11" x 8'0"
Lounge / Diner
6.70 x 4.25m
22'0" x 13'11"
Bedroom 3
2.98 x 3.42m
9'9" x 11'4"
Bathroom
1.66 x 1.57m
5'5" x 5'2"
Wc
Bedroom 2
3.32 x 3.38m
10'11" x 11'1"
Bedroom 1
3.35 x 3.38m
11'0" x 11'1"

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C		
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D	64	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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