

1 Mere Cottages

STRETTON LANE,
HOUGHTON ON THE HILL, LEICESTERSHIRE

JAMES
SELICKS



View to the rear



View to the front

Occupying a delightful position with open countryside views to both the front and rear, this attractive semi-detached home offers generously proportioned and flexible accommodation extending to approximately 1,486 sq.ft. Arranged over two floors, the property combines well-balanced living spaces with a wonderful sunroom overlooking the garden, three double bedrooms, a useful home office/fourth bedroom and beautifully maintained gardens. With ample off-road parking, an integral garage and a highly desirable village setting, the property presents an excellent opportunity for families and those seeking a semi-rural lifestyle.

Attractive semi-detached home extending to approximately 1,486 sq.ft. • Three well-proportioned double bedrooms • Spacious sitting room with feature fireplace • Impressive sunroom enjoying views over the garden and countryside beyond • Generous open plan kitchen with second sitting/family room off • Ground floor cloakroom/WC • Useful first-floor home office/fourth bedroom • Bathroom • Large driveway providing extensive off-road parking and integral single garage • Mature rear garden backing onto open countryside with far-reaching rural views across to Charnwood Forest

Accommodation

Entered via the porch, the property opens into a welcoming hallway with reading nook and staircase rising to the first floor. A ground floor guest cloakroom is also accessed from the porch. The principal reception room is a generously proportioned sitting room, centred around a feature fireplace with a cast iron log burner and oak mantle, and enjoying a pleasant outlook over the front of the property. To the rear, glazed doors via further sitting/family room opens into a substantial sunroom/dining room which provides an excellent additional reception area and offers wonderful views across the garden and open countryside beyond. The open plan kitchen is well-appointed with an extensive range of fitted units, ample work surfaces, space for appliances, and a highly desired walk-in pantry, whilst also benefitting from direct access to the garden.

The first-floor galleried landing gives access to three spacious double bedrooms, all enjoying pleasant outlooks over the surrounding countryside. The principal bedroom is particularly generous in size and benefits from fitted wardrobes and views over the garden and open countryside, whilst the second bedroom also offers excellent proportions and a dual aspect. The third bedroom is a comfortable double room ideal for family members or guests.

Completing the accommodation is a useful home office/fourth bedroom, perfectly suited for modern home working requirements, together with a well-appointed family bathroom fitted with a bath with rainforest shower over, wash hand basin and WC.

Outside

The property is approached through a large five bar timber gate and over a substantial gravelled driveway that provides ample off-road parking for several vehicles and leads to the single integral garage. Mature hedging and established trees create an attractive frontage and provide a good degree of privacy. To the front the property looks out onto open countryside.

To the rear lies a beautifully maintained garden which represents a particular feature of the property. A paved terrace adjoining the sunroom provides an ideal space for outdoor dining and entertaining, beyond which stretches a generous lawn interspersed with mature planting, established borders and specimen trees. A raised gravelled area provides an ideal entertaining spot, perfect for enjoying alfresco dining whilst taking in the view. The garden enjoys a delightful open aspect backing onto surrounding countryside, affording far-reaching rural views across to the hills of Charnwood Forest and a wonderful sense of peace and seclusion.





Location

The village of Houghton on the Hill enjoys a strong sense of community and offers a wide range of amenities including a village store, post office, hair salon, pharmacy, two public houses, sporting facilities and a popular primary school, filtering into Gartree High School and Beauchamp College at nearby Oadby.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed. Built 1939

Conservation Area: No

Tax Band: D

Services: The property is offered to the market with all mains water, drainage to a soakaway, waste to a septic tank and oil-fired central heating.

2 Mere Cottages shares the responsibility and cost for the septic tank and soakaway to include but not limited to maintenance, repairs, replacement inspections and emptying

Broadband delivered to the property: Mobile broadband (4G/5G)

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way, Covenants: Yes.

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling, no modifications for accessibility

Planning issues: None our clients are aware of

Satnav Information

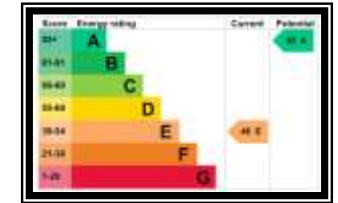
The property's postcode is LE7 9GN.







First floor



Ground floor

Approximate total area^m

138.1 m²

1486 ft²

Reduced headroom

1.8 m²

19 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.

