

JAMES
SELICKS

26 HARRIS DRIVE

HOUGHTON ON THE HILL
LEICESTERSHIRE
LE7 9LW

GUIDE PRICE: £540,000



Situated in a prime location on the edge of a modern development, originally by William Davis, this impressive home offers stylish and contemporary living, complemented by delightful countryside views.

Entrance hall • ground floor WC • family room • sitting room • living kitchen • utility room • master bedroom • en-suite • three further bedrooms • family bathroom • front and side lawned gardens • driveway • double garage • landscaped rear gardens • EPC - B

Location

Houghton on the Hill is surrounded by some of Leicestershire's most attractive rolling countryside yet lies approximately seven miles east of the city with its professional quarters and mainline railway station. The village provides a good range of amenities including a shop, post office, hair salon, pubs, church, sports and social facilities and a primary school filtering into the well-regarded Gartree High and Beauchamp College in nearby Oadby.

Accommodation

A bright and welcoming hallway houses the stairs to the first floor with understairs storage beneath, a cloaks cupboard and ground floor WC with a modern two-piece suite. A family room to the front of the property provides versatile space, while the dual aspect spacious main sitting room extends to the rear, featuring a bay window and double doors opening onto the terrace and beautiful garden beyond. The heart of this home is the stylish living kitchen, fitted with an excellent range of contemporary grey high-gloss eye and base level units and drawers, complemented by ceramic preparation surfaces with a composite one and a half bowl sink and drainer unit with a flexible Chef's mixer tap and window above. Integrated Smeg appliances include an oven, combination microwave oven with warming drawer, five-ring gas hob with stainless steel extractor over, fridge freezer, and dishwasher. Double doors provide seamless access to the rear garden, enhancing the indoor-outdoor living experience. A separate utility room houses the Ideal Logic boiler and continues the high-quality finish, offering matching units, Corian worktops, a sink with mixer tap, plumbing for a washing machine and space for a tumble dryer. A glazed and uPVC door provides side access.

The master bedroom benefits from part-panelled walls, fitted wardrobes, and a modern en-suite with a white three-piece suite. The three further bedrooms are also doubles, two with built-in wardrobes. The family bathroom is fitted with a stylish four-piece suite, comprising a bath, separate shower cubicle, WC, wash hand basin and heated towel rail.

Outside

The property enjoys lawned gardens to the front and side, screened from the road by mature hedging. A tarmac driveway provides ample off-road parking and access to a double garage. The rear garden is a standout feature, having been professionally landscaped to create an attractive, tiered design. It includes paved patio areas, a lawn, and additional seating spaces, all thoughtfully arranged and well stocked.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

Local Authority: Harborough District Council, **Tax Band:** F

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

Broadband delivered to the property: Fibre, speed 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.

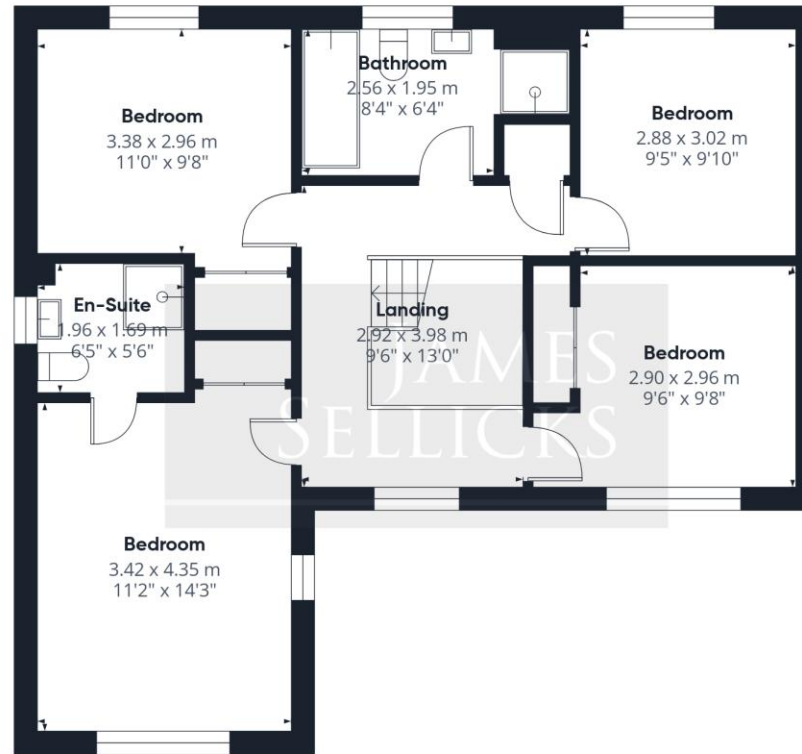
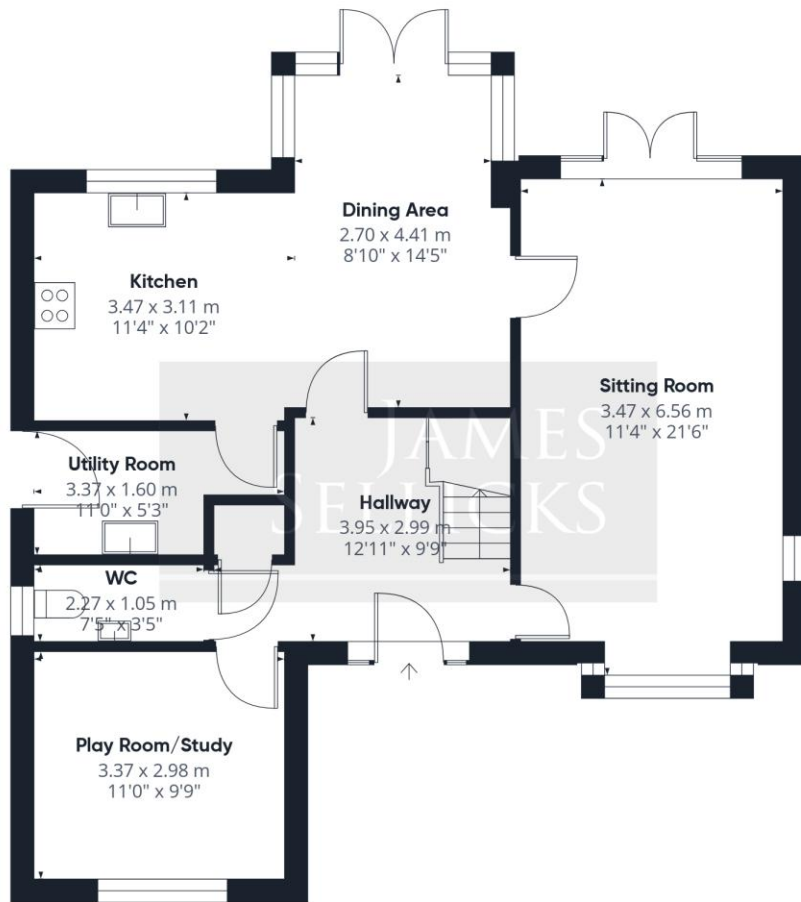
Accessibility: Two-storey property, no specific accessibility modifications made.



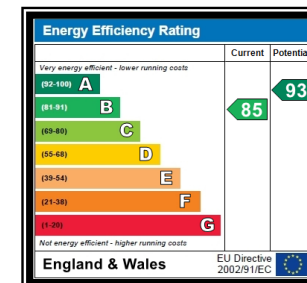








Approximate total area⁽¹⁾
 140.8 m²
 1519 ft²



(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.

