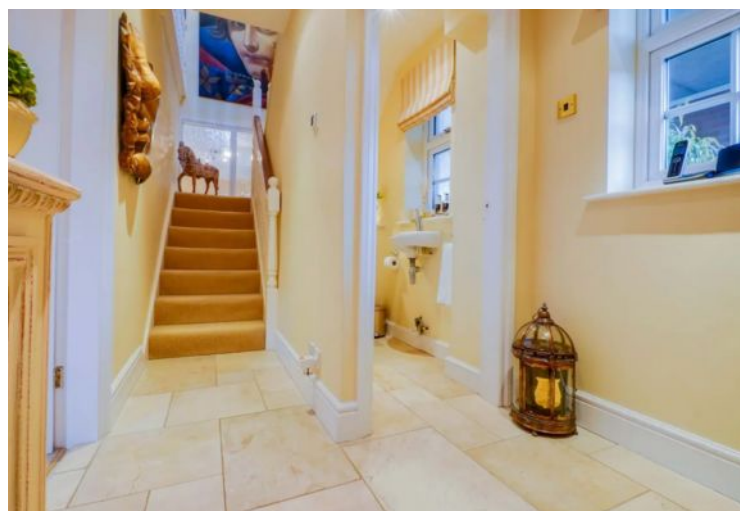




St. Catharines Way, Houghton-On-The-Hill

Offers in Excess of £375,000

Knightsbridge Estate Agents feel that this property is a BEAUTIFUL, well-maintained, and CARED-FOR FOUR-BEDROOM link-detached property. As an agent, we must encourage you to observe the STUNNING large rear garden, providing a tranquil space for relaxing or socialising with friends.





Entrance Hall

With double glazed window to the side elevation, limestone tiled floor, under floor heating, stairs to first floor, radiator.

Ground Floor WC

5' 1" x 2' 10" (1.55m x 0.86m)

With double glazed window to the side elevation, low-level WC, wash hand basin, limestone tiled floor, under floor heating.

Lounge Diner

25' 11" x 13' 0" (7.90m x 3.96m)

With double glazed bay window to the front elevation, double glazed French doors to the rear elevation, two radiators.

Kitchen

9' 1" x 8' 9" (2.77m x 2.67m)

With double glazed windows to the rear elevation, door to the side, internal window to the front elevation, laminate floor, wall and base units with work surfaces over, sink and drainer, fitted oven and hob with extractor hood over, plumbing for washing machine, plumbing for dishwasher, part tiled walls.

First Floor Landing

With double glazed window to the side elevation, storage cupboard.



Bedroom One

13' 0" x 9' 11" (3.96m x 3.02m)

With double glazed windows to the rear elevation, fitted wardrobes with box cupboards over, radiator.

Bedroom Two

10' 7" x 10' 2" (3.23m x 3.10m)

Measurement up to wardrobes. With double glazed window to the front elevation, fitted wardrobes, radiator.

Bedroom Three

9' 8" x 6' 9" (2.95m x 2.06m)

Measurement up to wardrobes. With double glazed window to the front elevation, laminate floor, fitted wardrobes, radiator.

Bedroom Four

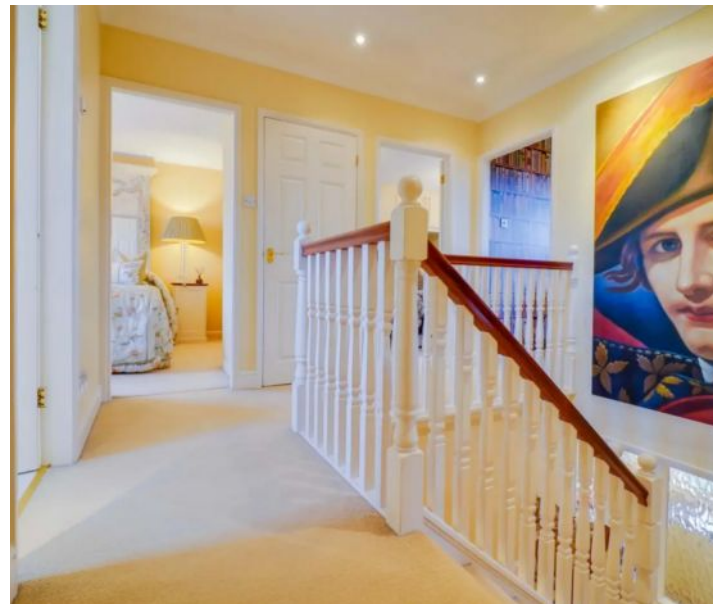
9' 3" x 8' 11" (2.82m x 2.72m)

With double glazed window to the rear elevation, radiator.

Bathroom

8' 11" x 6' 2" (2.72m x 1.88m)

With double glazed window, wash hand basin, low-level WC, bath with shower over, tiled floor, tiled walls, under floor heating, ladder style towel rail/radiator.









Front Garden

With paved area, lawn area, flowerbeds and shrubs, hedging, gate to side access.

Rear Garden

A pretty rear garden with paved patio seating area, lawn, trees, flowerbeds and shrubs, planting areas, decked area, hedging.

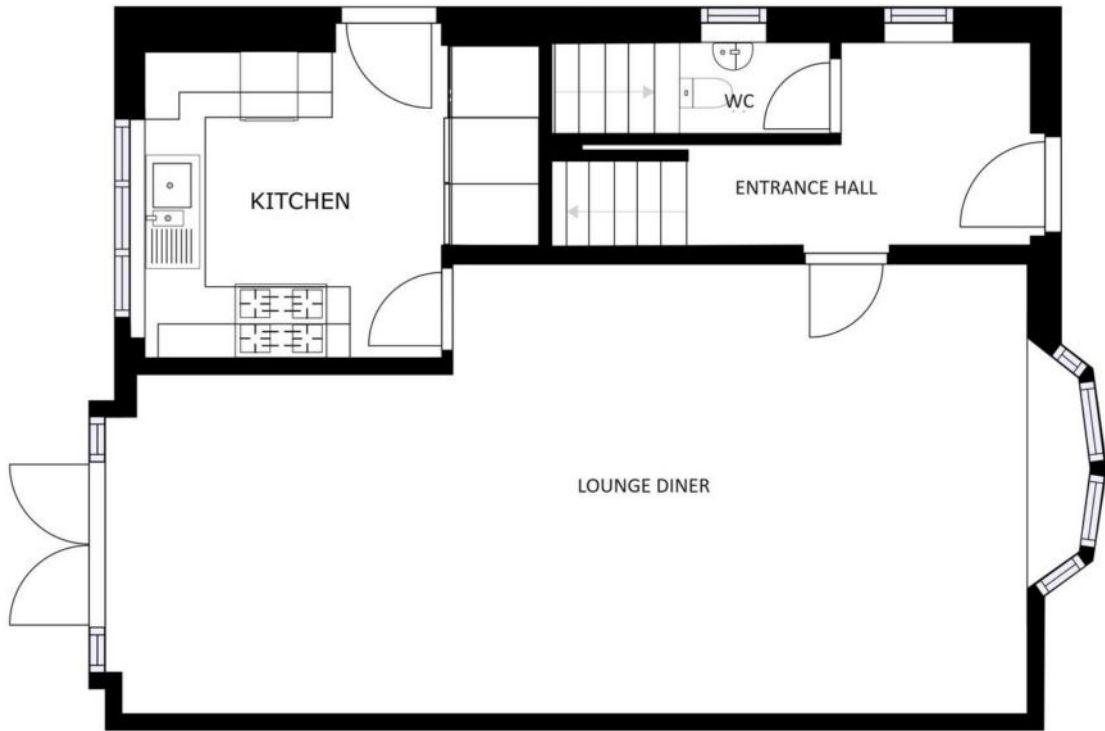
Driveway 2 vehicles

Providing off road parking.

Carport 1 vehicles

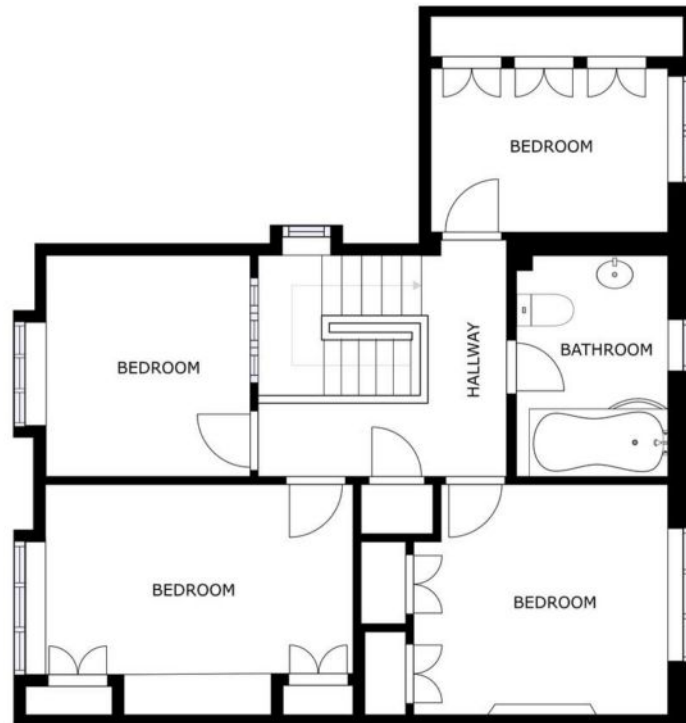
Garage 1 vehicles

Measuring 16'2" x 8'3". With single glazed window to the rear elevation, power and lighting.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 56.54 m², FLOOR 2: 61.66 m²
TOTAL: 118.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 56.54 m², FLOOR 2: 61.66 m²
TOTAL: 118.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for popular local schooling. There is also a nearby Coop and a wide range of amenities available in nearby Evington or Oadby Town Centres. The village is well served by bus links running to and from Leicester City Centre with its professional quarters and train station. Leicestershire's rolling countryside is also within reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.