JAMES SELLICKS

15 Firs Road Hill

HOUGHTON ON THE HILL
LEICESTERSHIRE
LE7 9GU



A superbly presented four-bedroom detached family home, ideally situated in the highly sought-after and thriving village of Houghton on the Hill. Offered to the market with no upward chain, this property provides spacious and versatile accommodation throughout.

Entrance hall • dining room • open-plan kitchen, dining and living area • cloakroom • sitting room • four bedrooms • family bathroom • lawned frontage • driveway • single garage • good size lawned rear garden • NO UPWARD CHAIN • EPC – C

Location

Houghton on the Hill is located approximately seven miles due east of the city centre and is surrounded by some of Leicestershire's most attractive rolling countryside. The village has a strong community spirit and plenty of amenities including pubs, an interesting mix of sporting and social facilities and a popular primary school filtering into Gartree High School and Beauchamp College at nearby Oadby.

Accommodation

The welcoming entrance hall is light and airy, featuring a dado rail and providing access to the principal ground floor rooms. To the front of the property, the dining room is well-proportioned and enjoys a pleasant outlook, creating an ideal space for both formal dining and everyday use. The sitting room is a beautifully presented and cosy yet spacious area, featuring a log burner with surround, a striking feature wall, and dual aspect windows including sliding patio doors opening onto the rear garden. An understairs alcove adds further character and practicality.

The heart of the home is the impressive open-plan kitchen, dining and living area. The kitchen boasts an excellent range of cream eye and base level units and drawers complemented by integrated appliances including a Neff oven, microwave and warming drawer, fridge, separate freezer, Hisense dishwasher and Candy washing machine. A central island with breakfast bar provides additional preparation space and informal seating, while a large window and patio doors offer views and access to the garden, allowing for plenty of natural light. This space comfortably accommodates a dining table, making it ideal for family living and entertaining. A useful lobby leads to a ground floor cloakroom.

To the first floor, the landing provides access to an airing cupboard and all bedrooms. The principal bedroom, located to the front, benefits from fitted corner wardrobes and additional over-bed storage. Bedroom two is a generous double overlooking the rear, while bedroom three is also a well-sized double to the front. Bedroom four is a spacious single, ideal as a child’s bedroom, nursery or home office. The family bathroom has been stylishly finished with fully tiled walls and comprises a freestanding bath, separate corner shower, wash hand basin and WC, along with a chrome heated towel rail, spotlights, and two windows allowing for natural light and ventilation.






PHRENOLOGY





Outside

The property enjoys a small lawned frontage and a block paved driveway providing off-road parking for two vehicles and giving access to a single garage with from power, lighting, and a useful loft space housing the boiler, with internal access leading back into the kitchen. The rear garden is a good size and thoughtfully arranged, featuring a block paved patio area, a raised seating space and a well-maintained lawn. Additional features include a charming blossom tree, a shed and a stoned area to the rear, creating a pleasant and versatile outdoor environment.

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



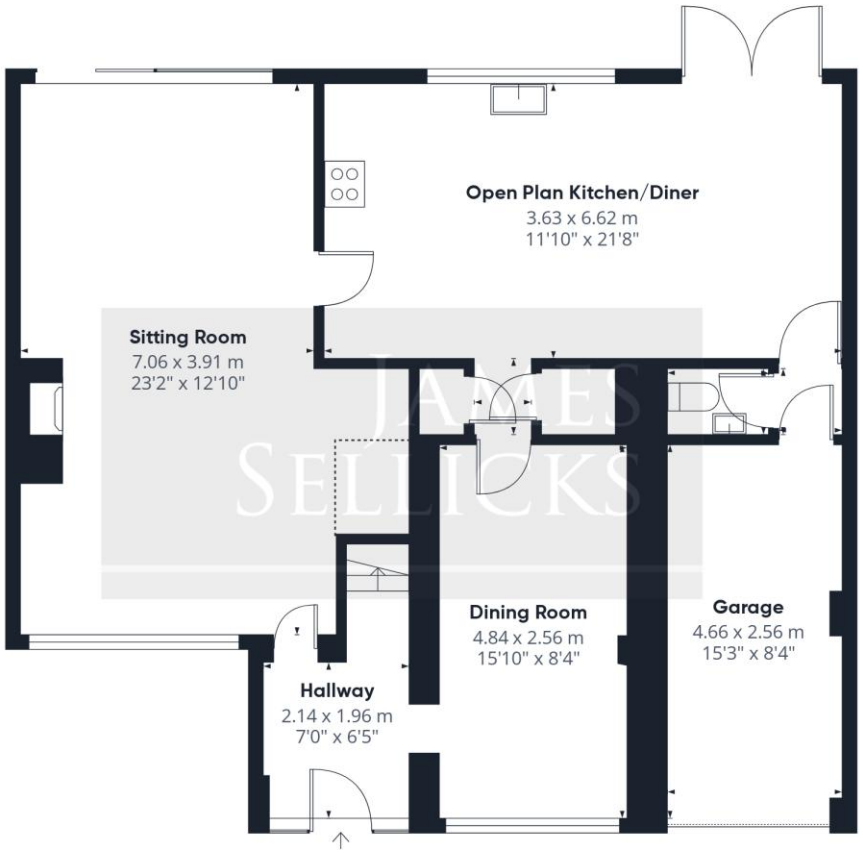




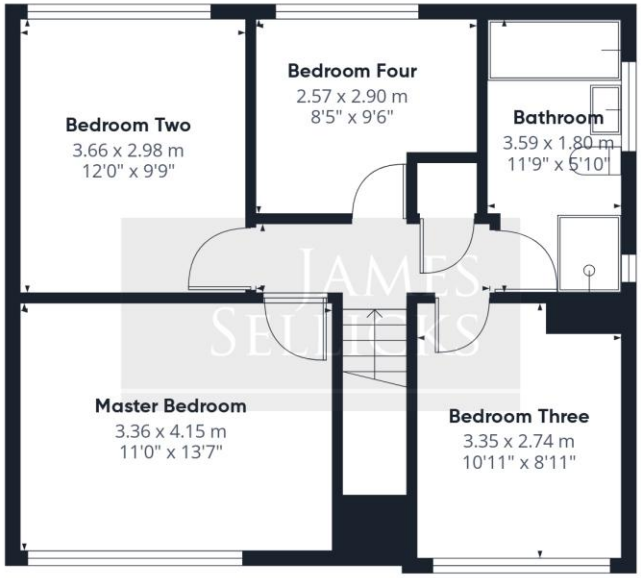






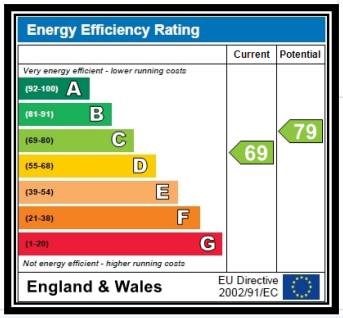


Floor 1



Floor 2





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Approximate total area(1)

139.7 m²

1502 ft²

Reduced headroom

1 m²

11 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.

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