

JAMES SELICKS

36 JOHN GLOVER DRIVE

HOUGHTON ON THE HILL
LEICESTERSHIRE LE7 9HW

GUIDE PRICE £375,000



A beautifully presented, three-bedroom detached home, offering generous living space and the convenience of a double driveway and garage, enjoying delightful open views across the park, fields and pond to the front, all within this highly sought-after village setting.

Entrance hall • cloakroom • sitting room • dining kitchen • utility room • master bedroom • en-suite • two further bedrooms • bathroom • large frontage • large driveway • double garage • good-sized rear garden • EPC - C

Location

Houghton on the Hill lies approximately seven miles due east of Leicester city centre, popular for its sense of village community with attractive local pubs and an interesting mix of sporting facilities with a popular local village primary school filtering into Oadby, Gartree and Beauchamp colleges.

Accommodation

A welcoming entrance hall with Amtico herringbone flooring houses the staircase to the first floor and a discreet, modern ground floor cloakroom. The living room is bathed in natural light from a large window and French doors opening to the garden, with views across the pond and park to the front, great for relaxing.

At the heart of the home is the stunning dining kitchen, with Amtico herringbone flooring and feature lighting, this superb space boasts an excellent range of sleek soft grey cabinetry, paired with quartz preparation surfaces and premium integrated appliances including an AEG double oven, Zanussi dishwasher and fridge-freezer. A hidden utility cupboard provides additional convenience.

The first-floor landing provides useful storage and a rear garden outlook. The master bedroom is fantastic, with a feature wood-panelled wall, bespoke fitted wardrobes and ample room for a dressing area. Its luxurious en-suite boasts mosaic detailing within the walk-in shower, soft grey tiling, and designer touches such as an LED mirror and spotlighting.

The second bedroom enjoys front-facing views across the park and pond, whilst bedroom three, with its dual-aspect windows, is filled with natural light, ideal as a guest room or home office. The family bathroom is finished to a high specification with contemporary grey tiling half-height around the room and full-height surrounding the bath with shower above, recessed spotlights and a sleek LED illuminated mirror. A modern wash hand basin and WC complete the suite.





Outside

Overlooking the park with serene pond and field views, this the property also offers the rare advantage of a double driveway. The garden is neatly landscaped and invites both relaxation and entertainment, with a patio entertaining area leading onto a lush lawn, enclosed for privacy. A rear gate provides direct access to the double garage and driveway.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: D

Listed Status: None

Conservation Area: None

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

Broadband delivered to the property: Assumed to be Fibre broadband, 144mbps.

Wayleaves, Rights of Way & Covenants: None our clients are aware of.

Flooding issues in the last 5 years: None our clients are aware of.

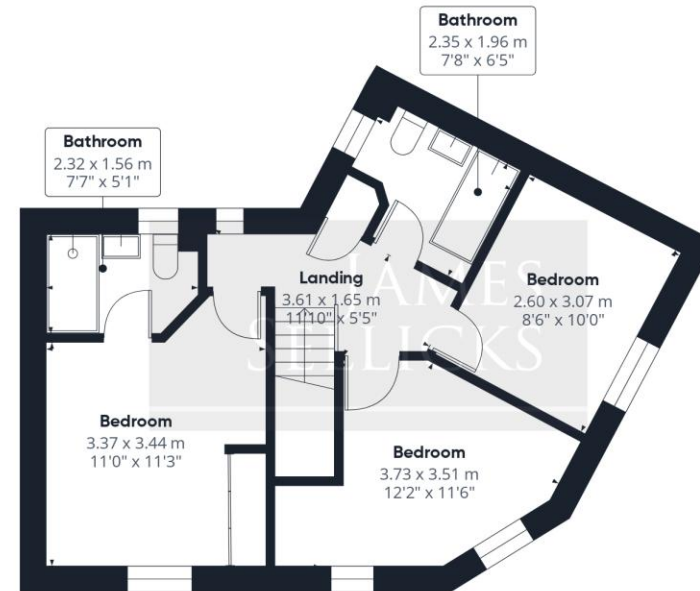
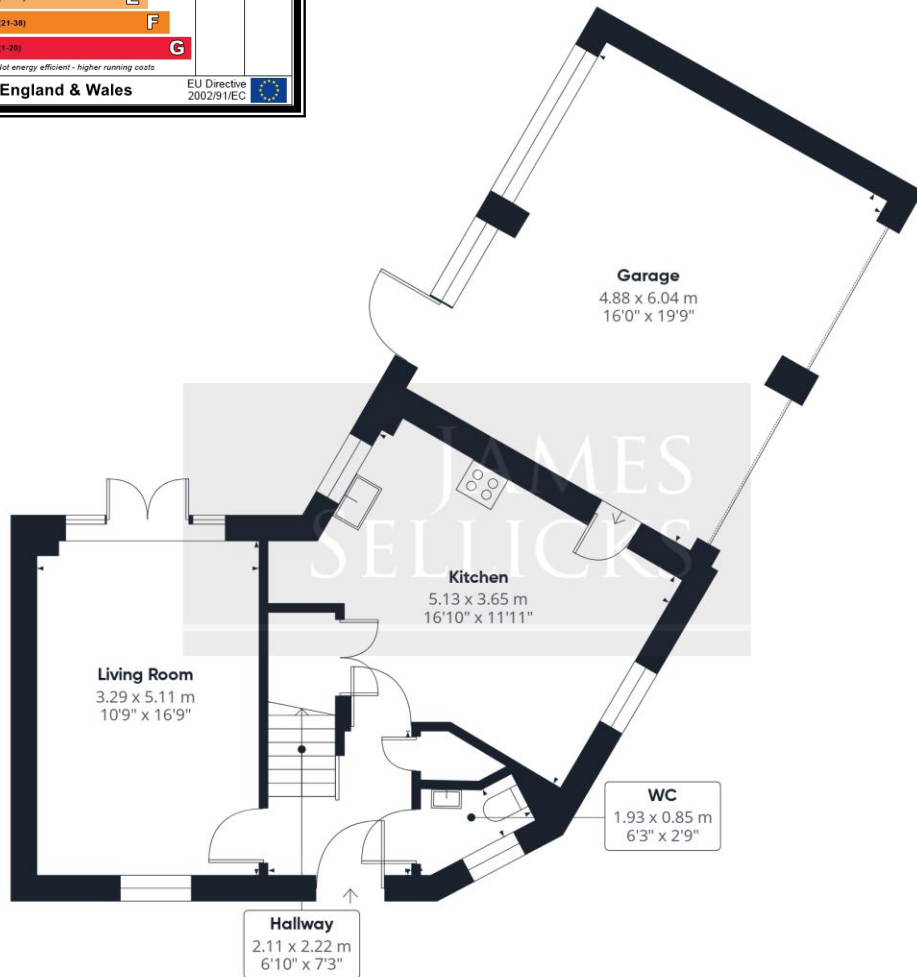
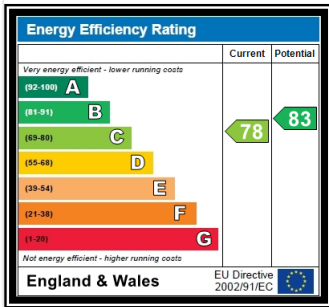
Accessibility: Two-storey property, no accessibility modifications made.

Planning issues: None our clients are aware of.

Please note: Maintenance of park and grass area, fee £180 per year







Approximate total area⁽¹⁾

119.5 m²
1286 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.

