



## Firs Close, Houghton-On-The-Hill

£525,000

A spacious CHAIN FREE FIVE BEDROOM detached home with a BEAUTIFUL and extensive mature rear garden. This property offers a driveway to the front for two vehicles and a double garage.







#### **Entrance Hall**

With double glazed window to the front elevation, carpet floor, stairs to first floor, radiator.

#### **Study**

7' 6" x 7' 4" (2.29m x 2.24m)

With double glazed window to the front elevation, carpet floor, radiator.

#### **Ground Floor WC**

7' 0" x 2' 11" (2.13m x 0.89m)

With laminate floor, low-level WC, wash hand basin, radiator.

#### **Lounge**

18' 4" x 13' 4" (5.59m x 4.06m)

With double glazed square bay window to the front elevation, fitted box storage/seating, gas fireplace with brick surround, carpet floor, double doors leading to dining room, radiator.

#### **Dining Room**

11' 1" x 10' 10" (3.38m x 3.30m)

With double glazed French doors to the rear elevation, carpet floor, radiator.

#### **Conservatory**

11' 1" x 10' 2" (3.38m x 3.10m)

A double glazed conservatory with double glazed French doors to the rear garden, carpet floor, radiator.







### **Kitchen**

17' 2" x 10' 10" (5.23m x 3.30m)

With two double glazed windows to the rear elevation, double glazed door to the side elevation, vinyl floor, part tiled walls, wall and base units with work surface over, fitted double oven and hob, extractor fan, one and a half bowl sink and drainer, plumbing for appliance, space for under counter fridge, two radiators.

### **Utility Room**

7' 0" x 5' 3" (2.13m x 1.60m)

With double glazed window to the side elevation, vinyl floor.

### **First Floor Landing**

With carpet floor, airing cupboard housing water tank.

### **Bedroom One**

12' 9" x 11' 10" (3.89m x 3.61m)

With double glazed window to the front elevation, fitted wardrobes, overhead box cupboards, vanity unit and bedside tables, carpet floor, radiator.

### **En-Suite Shower Room**

6' 8" x 5' 9" (2.03m x 1.75m)

Measurement into shower cubicle. With double glazed window to the side elevation, tiled floor, tiled walls, shower cubicle, low-level WC, wash hand basin, radiator.











### **Bedroom Two**

11' 3" x 10' 10" (3.43m x 3.30m)

With double glazed window to the rear elevation, carpet floor, radiator.

### **Bedroom Three**

11' 3" x 8' 4" (3.43m x 2.54m)

With double glazed window to the front elevation, carpet floor, radiator.

### **Bedroom Four**

9' 1" x 7' 11" (2.77m x 2.41m)

With double glazed window to the rear elevation, carpet floor, radiator.

### **Bedroom Five**

11' 3" x 8' 3" (3.43m x 2.51m)

With double glazed window to the rear elevation, carpet floor, radiator.

### **Bathroom**

7' 10" x 5' 9" (2.39m x 1.75m)

With double glazed window to the side elevation, vinyl floor, part tiled walls, low-level WC, wash hand basin, bath with shower over, radiator.

### **Front Garden**

Pebbled frontage with flowerbeds and shrubs, paved pathway, gate to rear access.

### **Rear Garden**

An extensive rear garden with paved patio area, wooden shed, further paved patio area, lawn, flowerbeds and shrubs, greenhouse, pebbled area, access to garage.

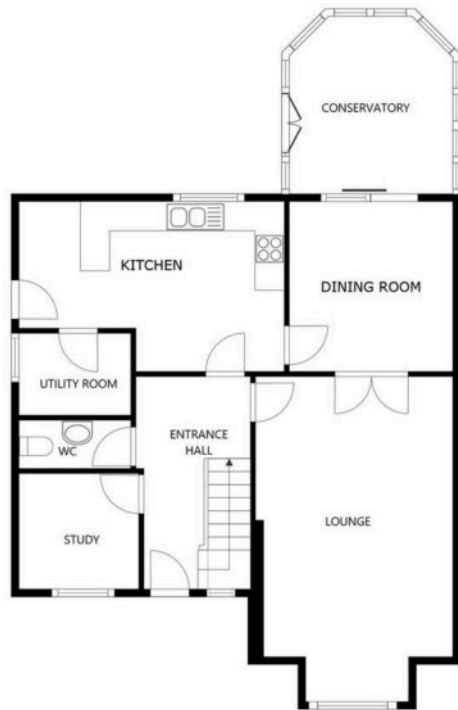
### **Driveway**

Paved driveway.

### **Garage**

Measuring 17'2" x 17'1". With double glazed window to the rear elevation, boiler, electric double doors.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

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