

6 NORTH WAY

HOUGHTON ON THE HILL
LEICESTERSHIRE
LE7 9HR

GUIDE PRICE £625,000



JAMES
SELICKS

Occupying an unusually generous, wide south-facing plot and gardens of approximately 0.21 acres, this beautifully remodelled, substantially extended detached family home offers versatile accommodation approaching 2,000 sq ft with extensive outdoor space and a double garage.

Extended detached family home • magnificent extended living kitchen • three versatile reception rooms • four double bedrooms • en-suite & stylish family bathroom • extensive rear & side gardens • ample parking & double garage • EPC - C

Accommodation

A porch leads into a spacious reception hall finished with solid reclaimed beech flooring, understairs storage and a stylishly refitted downstairs WC featuring contemporary tiling, a bespoke locally crafted oak-plinth vanity with countertop basin and wall-mounted taps. Beyond, a separate study/boot room provides an ideal home-working environment and a practical space for outerwear and footwear. The principal reception room offers excellent proportions and a bay window, with a fireplace housing a cast iron log burner (not currently in use) and bi-fold doors opening directly onto the south-facing garden, creating a seamless connection between indoor and outdoor living. This space flows effortlessly into the dining area, forming a superb setting for everyday living and entertaining.

A highlight of the home is the magnificent extended living kitchen, fitted with a high-quality Fitzroy Shaker kitchen in Stone and Graphite, featuring smooth-painted doors finished in Italy. The kitchen provides an extensive range of cabinetry with quartz worktops, a substantial central island with wine fridge, integrated Fisher & Paykel two-drawer dishwasher, Belfast sink with pull-out mono mixer tap, solid reclaimed beech flooring, contemporary radiators and a bespoke feature beam. The space is flooded with natural light from electrically operated Velux roof lights, complemented by recessed lighting, wall lights, three pendant lights over the island and an original factory light. Bi-fold doors from the kitchen open directly onto the south-facing gardens, while internal bi-fold doors between the kitchen and dining areas offer the flexibility of open-plan living. A separate pantry provides valuable storage, and the laundry/utility room features tall Fitzroy Shaker cabinetry in Stone, solid reclaimed beech flooring, and a laundry sink with mono mixer tap.

To the first floor, a galleried landing leads to the principal bedroom, boasting fitted wardrobes and an en-suite/shower. Three further double bedrooms are served by a beautifully refitted family bathroom featuring a freestanding bath, a glass-screened walk-in shower with a drench ceiling shower, and a bespoke oak-plinth vanity with a countertop basin and wall-mounted taps. The fourth bedroom is currently arranged as a walk-in wardrobe/dressing room.

Outside

A substantial return block-paved driveway provides extensive parking and access to the double garage, which features an insulated electric sectional garage door. The property sits particularly well within its wide plot, with mature south-facing gardens incorporating traditional fruit trees — apple, plum, pear and cherry, together with a selection of herbs ideal for cooking. Generous terraces, established planting, a greenhouse and a timber shed enhance the outdoor space, while the side garden offers additional privacy. The unusually wide plot provides excellent scope for future extensions or additional accommodation, subject to the necessary consents.

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: Full fibre, 500 Mbps.

Construction: Believed to be standard, cavity wall, filled cavity.

Wayleaves, Rights of Way & Covenants: Residential use only.

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

Planning issues: None our Clients are aware of

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

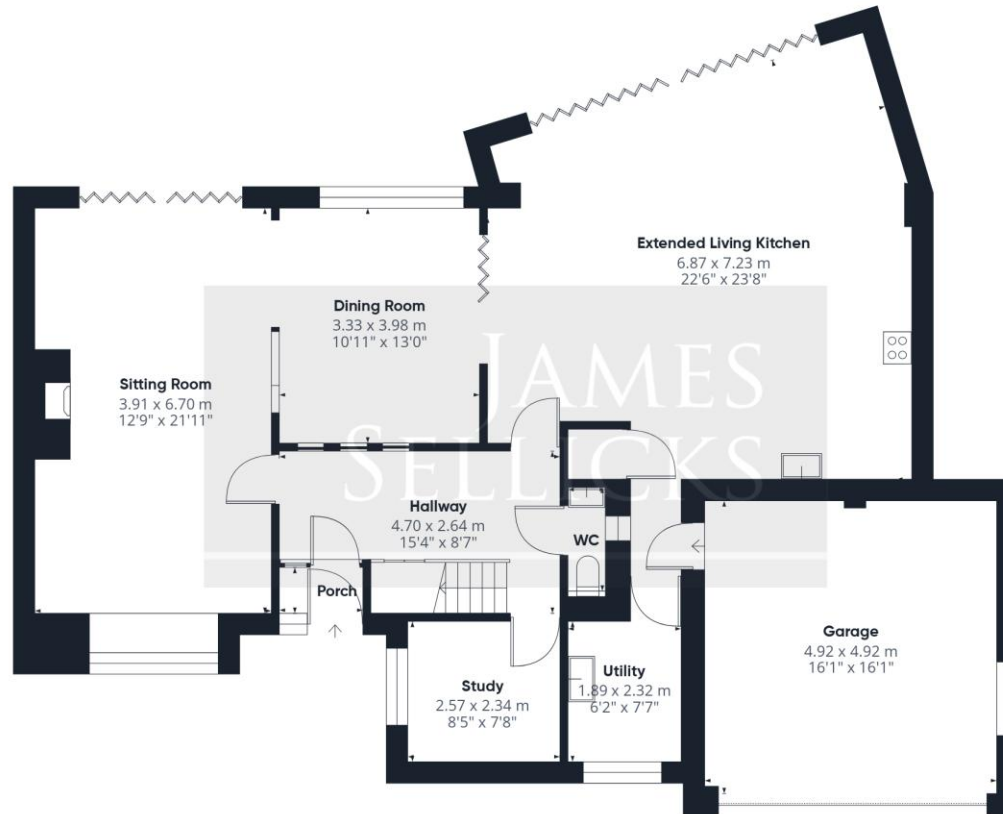




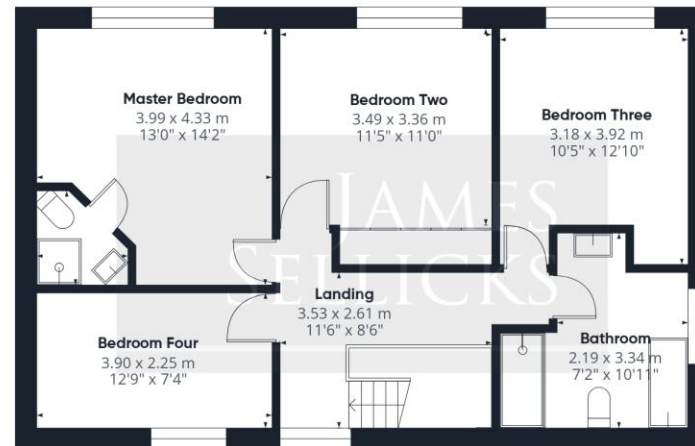




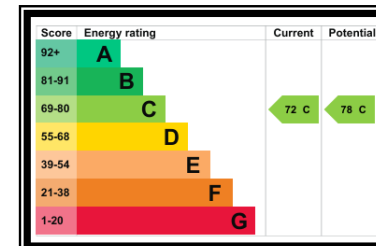




Floor 1



Floor 2



Approximate total area⁽¹⁾
203.1 m²
2188 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.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesseilicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



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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.

