



School Lane, Leicester, LE7 9GJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

****AVAILABLE 12TH JUNE** **DEPOSIT ALTERNATIVE AVAILABLE**** An immaculately presented two bedroom cottage in a very private position within the conservation area of the extremely popular village of Houghton on the Hill. The accommodation benefits from gas fired central heating. To the ground floor there is a spacious dining/kitchen with a generous range of cream shaker style base units and top cupboards, wooden worktops and Belfast sink with mixer tap. The integrated appliances include a Rangemaster oven with 5 ring gas hob, dishwasher, undercounter fridge and freezer, with space and plumbing in a separate utility cupboard for a washing machine. The cosy sitting room has a multi fuel stove and the spacious conservatory has French doors leading into the garden. To the first floor there are two double bedrooms, one with fitted cupboards and a bathroom with a white suite consisting of a roll top bath, WC, wash hand basin and separate corner shower cubicle. To the outside of the property there is a private garden with a large paved patio entertaining area with a wooden pergola and wooden shed, with stunning views over open countryside. There is off road parking available for two cars. Houghton on the Hill has a strong community spirit with a wealth of local amenities catering for most day to day needs including a village store, post office, hairdresser, chemist, garage, petrol station, two public houses and various sporting facilities. Harborough District Council Tax Band C. Energy Rating D.







Key Features

- Available 15th June
- Deposit Alternative Available
- Houghton On The Hill, Leicester
- Detached House
- 2 Bedrooms
- Off Road Parking
- Medium Sized Garden
- Unfurnished
- Energy Rating D
- Council Tax Band C

£1,300 PCM