



20 Deane Gate Drive, Houghton-On-The-Hill, Leicester, LE7 9HA

Offers Over **£280,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

20 Deane Gate Drive

Houghton-On-The-Hill, Leicester

Set within the highly regarded village of **Houghton-on-the-Hill**, this attractive two / three bedroom detached bungalow offers generous single-storey living and is ideal for those looking to downsize without compromising on space.

The accommodation includes a bright **bay-fronted lounge**, well-proportioned breakfast kitchen opening into a **conservatory**, separate dining room/ third bedroom, two generous double bedrooms and a shower room.

Outside, the property benefits from an **attached garage, driveway**, pretty front garden and a private, peaceful enclosed rear garden.

Offering approximately **1,195 sq ft** and available with **no onward sales chain**, this is a fantastic opportunity to secure a spacious and manageable home within this sought-after Leicestershire village.

Early viewing highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

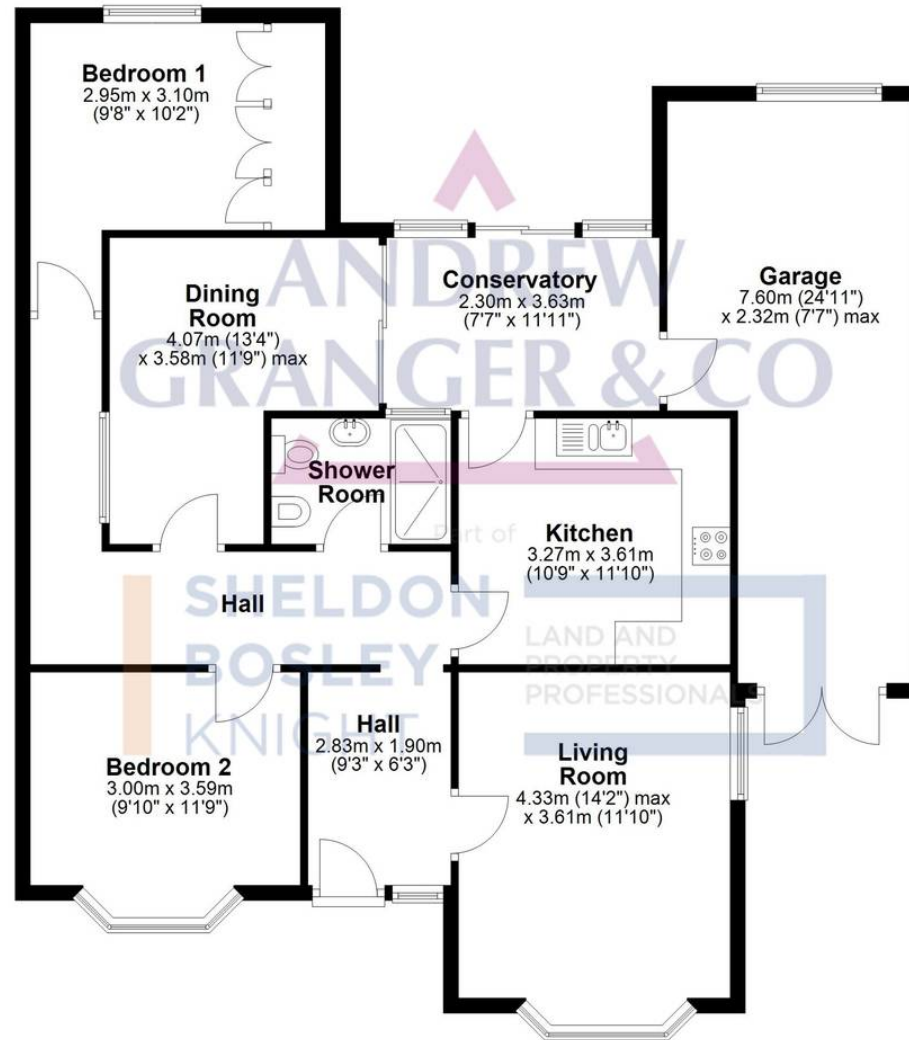
EPC Environmental Impact Rating:





Ground Floor

Approx. 111.0 sq. metres (1195.0 sq. feet)



Total area: approx. 111.0 sq. metres (1195.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.