

JAMES
SELICKS

UPPINGHAM ROAD

HOUGHTON ON THE HILL
LEICESTERSHIRE





An exceptionally well presented four bedroom semi detached home, situated in one of South East Leicestershire's most desirable and sought after villages. This beautifully updated four bedroom semi detached property combines character features with modern finishes, creating a stylish yet practical family home.

Prime location in sought after village • meticulously presented & stylishly updated • bay fronted sitting room with log burner & plantation shutters • beautifully appointed dining room • stunning kitchen with Quartz worktops & high spec appliances • practical utility plus cloakroom • four bedrooms including the spacious master • luxury bathroom with freestanding bath & rainfall shower • private, low maintenance garden • driveway • larger than average garage • EPC - D

Accommodation

This beautifully appointed and meticulously presented four bedroom home is entered into a welcoming entrance hallway which features attractive wood panelling to the walls, spotlights, an understairs storage cupboard and glazed doors leading into the main reception areas.

The spacious living room enjoys a bay window with fitted plantation shutters to the front and two charming stained glass windows to the side, flooding the space with natural light. A feature log burner with a tiled hearth and oak beam mantle provides a cosy focal point.

An elegant and spacious dining room boasts a stunning horseshoe cast iron fireplace with a gas living-flame fire and the same striking herringbone oak flooring which flows seamlessly through the kitchen, utility and entrance hall. Glazed doors connect both the kitchen and hallway whilst French doors open onto the rear garden, creating a wonderful entertaining space.

The kitchen is a true highlight of the home, fitted with a comprehensive range of contemporary navy eye and base level units and drawers with gold handles. Quartz preparation surfaces with a double undermounted Belfast sink and hot water tap complement the design, alongside an integrated breakfast bar. High specification appliances include a Zanussi double oven, Whirlpool induction hob with Klarstein extractor, Bosch integrated dishwasher, fitted fridge freezer and a wine rack. Dual aspect windows and a rear access door ensure plenty of natural light and views across the garden. Off the kitchen is a practical utility room with matching units, worktops, and space for laundry appliances. There is also a modern cloakroom.

To the first floor, the master bedroom is a generous double with attractive wood panelled walls creating a warm and inviting feel. The second double bedroom overlooks the rear garden and features a charming fireplace surround. The stunning family bathroom is luxuriously appointed with floor to ceiling tiling, a freestanding contemporary bath and a separate walk-in doorless shower enclosure with a rainforest showerhead and clever recessed shelving. A vanity unit provides handy storage, which has a wash hand basin set within, beneath an illuminated mirror. A chrome heated towel rail and a wall hung concealed WC completes this immaculate refitted bathroom.

Stairs rise to the second floor, where the third bedroom is a good sized double with a feature exposed beam offering charm and versatility. The fourth bedroom is a comfortable single with a bank of fitted wardrobes, overstairs storage and spotlights.

Outside

To the front, a block paved driveway provides parking for two/three vehicles. The property benefits from a larger than average single garage complete with power, lighting and garden access. To the rear, the low maintenance garden is predominantly paved with raised planted borders, offering a private and enclosed "sun trap" - great for entertaining and relaxation.





Location

Houghton on the Hill is located approximately seven miles east of the city and is surrounded by some of Leicestershire's most attractive rolling countryside. The village retains a strong community spirit, with a wide range of amenities including a shop, post office, hair salon, chemist, two public houses, parish church and a variety of sporting and social facilities plus a popular primary school filtering into the renowned Gartree High & Beauchamp College at nearby Oadby.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** D

Listed Status: Not Listed **Built:** 1930s **Conservation Area:** No

Services: Offered to the market with all mains water, drainage to a soakaway and gas-fired central heating with HIVE smart thermostat. Last boiler service & gas safety check April '26

Log burner: Last serviced March '25

Meters: Electric smart meter & Water meter

Loft: Loft is insulated, with lighting

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Asbestos: The garage roof is believed to contain asbestos

Wayleaves, Rights of Way & Covenants: Yes, Title available on request

Flooding issues in the last 5 years: No

Accessibility: Accommodation over three floors. No modifications to accessibility.

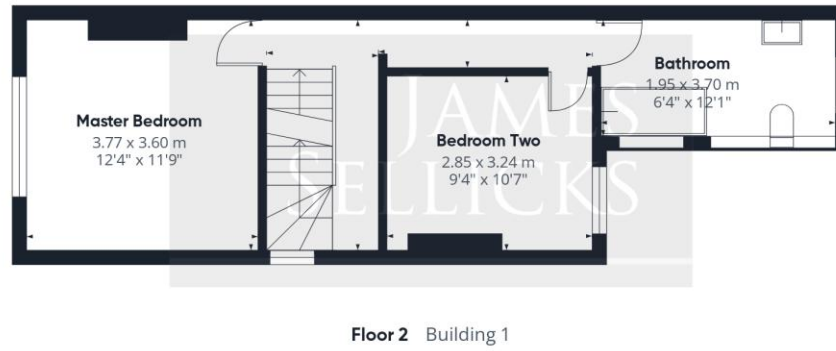
Planning issues: None which our clients are aware of

Satnav Information The property's postcode is LE7 9HJ and house number 43.



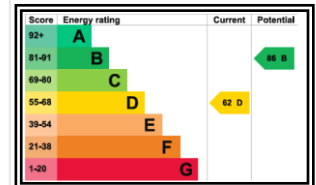






Approximate total area⁽¹⁾
 120.4 m²
 1297 ft²

Reduced headroom
 3.2 m²
 35 ft²



(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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.



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