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ESTATE AGENTS & CHARTERED SURVEYORS

16 SCOTLAND LANE

HOUGHTON ON THE HILL, LEICESTERSHIRE

SALES LETTINGS SURVEYS MORTGAGES





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## 16 Scotland Lane

Houghton on the Hill  
Leicestershire  
LE7 9GH

£350,000

An attractive and spacious three bedroom detached bungalow located close to the centre of this popular east Leicestershire village.

Entrance porch | entrance hall | sitting/dining room | study/bedroom three | breakfast kitchen | side lobby | two further bedrooms | bathroom | single garage | lawned gardens | EPC-D

### LOCATION

Houghton on the Hill lies approximately seven miles due east of the city centre and has a strong village community with amenities catering for most day-to-day needs including store, post office, hair salon, chemist, two public houses and sporting facilities including local football, tennis and cricket clubs. A popular primary school filters into the renowned Gartree and Beauchamp colleges at nearby Oadby.

### ACCOMMODATION

The property is entered via a brick porch and uPVC front door with obscure glazed light to the side and picture windows leading into a split level entrance hall with exposed brickwork to two walls and ladder access to the attic room. The sitting/dining room enjoys two sealed unit double glazed windows to the front elevation, ceiling coving, a feature slate and stone fireplace is located in the centre of these rooms, with matching hearth, display shelving and mantel, and inset coal effect electric fire, a high level sealed unit double glazed picture window to the side. The study/bedroom three has built-in shelves and cupboards, sealed unit double glazed windows to the side and rear elevations and a sealed unit double glazed French door leading to the rear garden. The breakfast kitchen offers a range of eye and base level units and drawers, glazed display units, tiled preparation surfaces, single bowl stainless steel sink and drainer unit with mixer tap, tiled splashbacks, integrated stainless steel Baumatic oven with Bosch four-ring gas hob and extractor unit above, integrated

fridge and dishwasher, vinyl tiled effect flooring, sealed unit double glazed picture window to side. A side lobby with uPVC framed and obscure double glazed door to front, built-in cupboard and part glazed door to garage. The master bedroom has a range of built-in furniture comprising wardrobes, cupboards, bedside units and a sealed unit double glazed picture window to the rear. Bedroom two has a built-in wardrobe and sealed unit double glazed windows to the front and side. The bathroom provides a four-piece white suite comprising panelled bath, wash hand basin into vanity unit with cupboard beneath, low flush WC, fully tiled shower cubicle with wall-mounted shower unit, wall-mounted shower seat and glazed folding doors, heated towel rail, tiled flooring and recessed ceiling spotlights and sealed unit obscure double glazed window to side. The attic room is accessed from the entrance hall via a folding ladder and is substantially boarded with a sealed unit double glazed window (thought suitable for adaptation into a further bedroom accommodation, subject to the usual consents).

### OUTSIDE

The property enjoys a wide fronted, elevated plot with gardens to three sides. To the front is a well screened shaped lawned garden with well stocked borders. A side driveway provides off street car standing and gives access to an attached single brick built garage with up and over door, power and light, a range of shelving and wall cupboards and an internal utility area with worktops, plumbing for automatic washing machine and space for tumble dryer, sealed unit obscure double glazed window and uPVC framed and sealed unit obscure double glazed external door to the garden. To the side of the property is a lawned area with inset pond and particularly well stocked borders. To the rear of the property are extensive, split-level gardens with lawned area, patio entertaining area, a garden shed and fenced boundaries.

### DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction, passing through the village of Bushby. Upon entering the village of Houghton on the Hill take the first right hand turn into Deane Gate Drive and second left into Linwal Avenue eventually becoming Scotland Lane, where take an immediate right hand turn in to Scotland Lane and the property can be located a little way up on the left hand side, as indicated by the Agent's "For Sale" board.







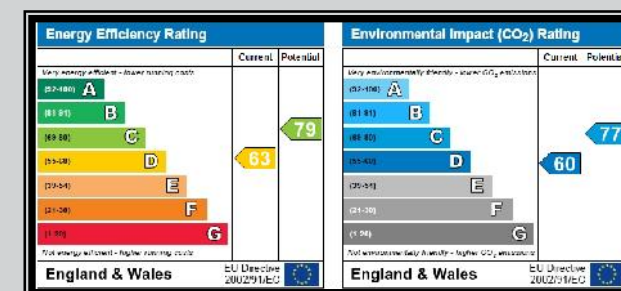
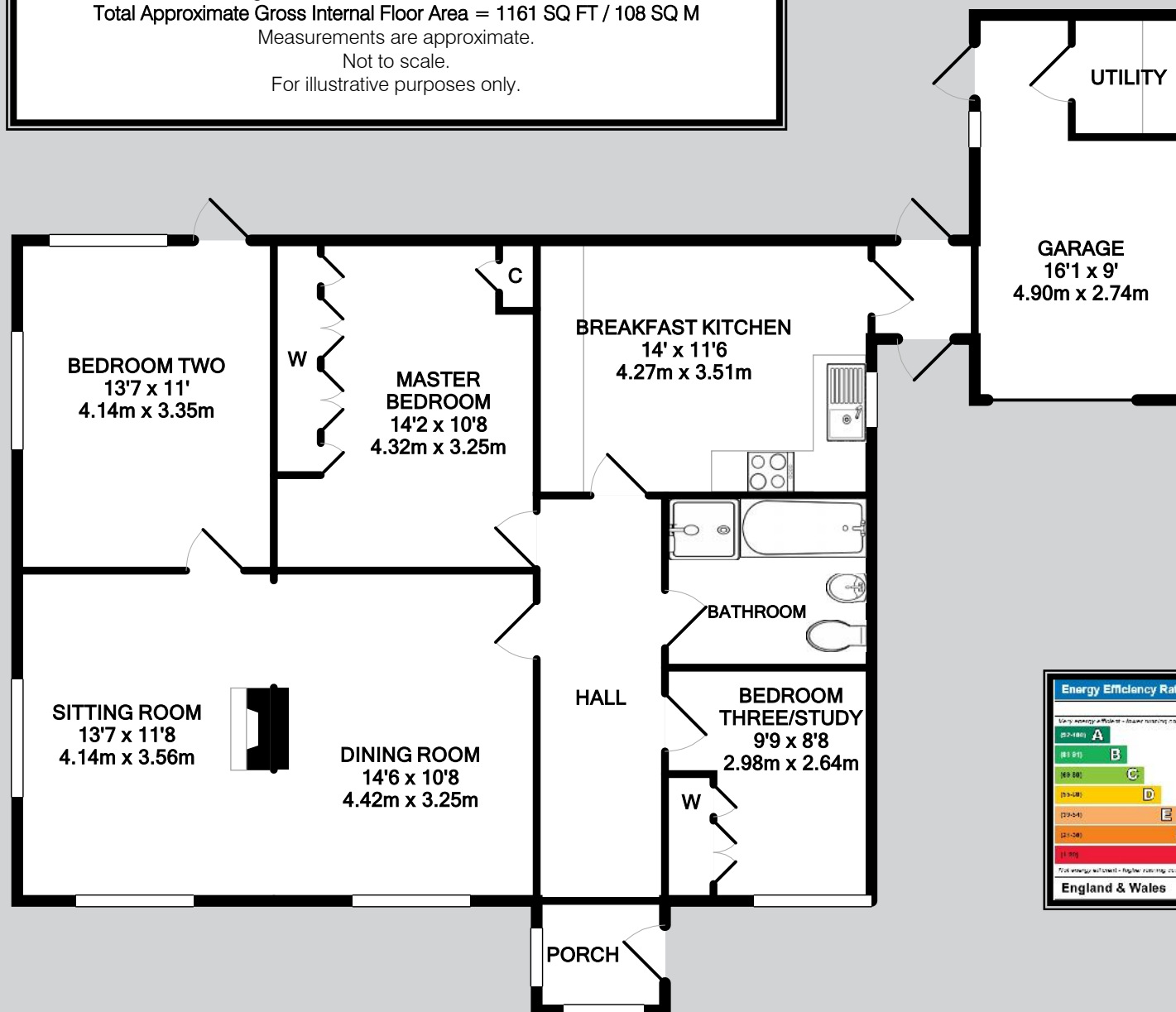
16 Scotland Lane, Houghton on the Hill, Leicestershire LE7 9GH

Total Approximate Gross Internal Floor Area = 1161 SQ FT / 108 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.







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[www.jamesselicks.com](http://www.jamesselicks.com)

Leicester Office  
56 Granby Street LE1 1DH  
0116 2854 554  
[info@jamesselicks.com](mailto:info@jamesselicks.com)

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

London Office  
0207 8390888



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#### Measurements 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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Ravensworth 01670 713330