



## 16 Scotland Lane, Houghton-on-the-Hill, LE7 9GH

- Individual Detached Bungalow
- Lounge\Diner & Breakfast Kitchen
- 3 Bedrooms & Family Bathroom
- Elevated Plot, Lovely Gardens
- Garage, Utility & Off-Road Parking
- Sought-After Village Location

An attractive, individually extended, well presented and appointed, gas centrally heated, sealed unit double glazed, three bedroomed, detached bungalow with spacious, flexibly arrangeable accommodation including a split-level reception hall, a well proportioned lounge\dining room, fitted breakfast kitchen, three good bedrooms (one currently used as a study), family bathroom with four-piece white suite, an attached single garage with adjoining laundry\utility room, additional off-road parking and lovely gardens to three sides, all at the heart of this sought-after east Leicestershire village. EPC D. NO UPWARD CHAIN.

**£337,950**

## GENERAL INFORMATION:

The sought-after village of Houghton-on-the-Hill is situated in east Leicestershire and is well known for its popularity in terms of convenience for ease of access to the centres of Leicester, the market towns of Melton Mowbray, Oakham, Uppingham and Market Harborough, as well as the A1\M1\M69\A14 & A46 major road networks for travel north, south, east and west, the East Midlands, Birmingham and Coventry International Airports, the rolling countryside of east Leicestershire with its many scenic country walks and golf courses and Rutland Water with its fishing, sailing, cycling and walking pursuits.

Houghton-on-the-Hill also offers a fine range of local amenities including shopping for day-to-day needs, schooling, two Public Houses, regular bus services to the Leicester City centre and a wide variety of recreational amenities. Houghton-on-the-Hill also lies within the catchment area of Oadby for the locally renowned Gartree High School and Beauchamp College (both rated outstanding by OFSTED).

## GENERAL DESCRIPTION:

Situated all at the heart of this sought-after village, this attractive, detached bungalow has been extended to offer spacious accommodation briefly comprising a split-level reception hall, lounge\dining room, breakfast kitchen, three bedrooms (one currently used as a study) and bathroom with four-piece white suite. The property sits on a slightly elevated plot and benefits from delightful gardens to three sides, together with off-road parking and an attached single garage with adjoining laundry\utility room.

Demanding an internal inspection for full appreciation of the flexible layout of this lovely home, the well presented and appointed, gas centrally heated, sealed unit double glazed accommodation is arranged all on the ground floor as detailed below:



## DETAILED ACCOMMODATION

### ALL ON THE GROUND FLOOR:

#### ENTRANCE VESTIBULE

With UPVC framed and panelled front door with matching part sealed unit double obscure glazed side panel, sealed unit double glazed front and side picture windows, exposed brickwork to two walls, ceiling light fitting and central heating radiator. The entrance vestibule is split-level to:



#### ENTRANCE HALL

With wall-mounted door bell, central heating radiator, smoke alarm and folding ladder access to ATTIC ROOM. The hall leads to:

#### SPACIOUS LOUNGE\DINER (FRONT)

22'9 x 14'6 max. (6.93m x 4.42m max.)  
Comprising:





## DINING AREA

14'6 x 10'8 (4.42m x 3.25m)

With sealed unit double glazed picture window, feature slate and stone fireplace with matching hearth, display shelves and mantel shelf and electric point for electric fire, TV point, two central heating radiators and coved ceiling with light fitting. The dining room is semi- open plan to:



## LOUNGE

11'8 x 13'7 (3.56m x 4.14m)

With feature stone and slate fireplace with inset coal effect electric fire to slate surround with matching hearth, display shelves and mantel shelf, sealed unit double glazed picture window, central heating radiator, TV point, two wall light fittings, high level sealed unit double glazed side window and coved ceiling with light fitting. Door to:



## BEDROOM 3 OR STUDY

13'7 x 11'0 (4.14m x 3.35m)

With central heating radiator, sealed unit double glazed side and rear picture windows, telephone point, built-in shelved wall unit with two double cupboards under, ceiling light fitting and sealed unit double glazed French door to rear garden.



## BREAKFAST KITCHEN

14'0 x 11'6 max. (4.27m x 3.51m max.)

With units and equipment including single bowl stainless steel sink and drainer unit with hot and cold mixer tap inset to L-shaped tiled worktop with range of drawers and cupboards under, sealed unit double glazed side picture window with blind over and integrated appliances including 'John Lewis' refrigerator and matching dishwasher, together with split-level cooker comprising 'Beaumatic' oven with 'Bosch' four-plate gas hob and cooker hood integral to two wall cupboards over.



Also with vinyl floor covering, central heating radiator, sealed unit double glazed side picture window with blind, tiled splashbacks to working surfaces, recessed ceiling spotlighting, built-in shelved storage cupboard and built-in dresser style unit comprising tiled worktop with matching splashback having range of drawers and cupboards under, shelved tall-boy cupboard adjacent and range of part glazed matching wall cupboards over.



### **SIDE LOBBY**

With UPVC framed and panelled part sealed unit double obscure glazed external door to front, built-in double coat cupboard and part glazed door to garage to rear.

### **BEDROOM 1 (REAR)**

14'2 x 10'8 (4.32m x 3.25m)

With sealed unit double glazed rear picture window, central heating radiator, TV and telephone points, coved ceiling with light fitting and range of furniture comprising two double and single hanging and shelved wardrobes with matching over cupboards, additional single shelved wardrobe with matching over cupboard and adjoining bedside table with two drawers.



### **BEDROOM 2 (FRONT)**

9'9 x 8'8 max. (2.97m x 2.64m max.)

With sealed unit double glazed windows to front and side aspects, central heating radiator, ceiling light fitting and built-in triple hanging and shelved wardrobe.





## FULLY TILED BATHROOM

With four-piece white suite comprising panelled bath with hot and cold mixer tap, wash hand basin inset into vanity unit with double cupboard below, adjoining low flush w.c. with worktop over and fully tiled shower enclosure with wall-mounted shower unit incorporating flexi hose to sliding track, together with wall-mounted shower seat and glazed folding shower doors. Also with tiled floor, upright heated towel rail/radiator, recessed ceiling spotlighting and sealed unit double obscure glazed side window with blind.



## ATTIC ROOM

From the entrance hall, folding ladder gives access to a large substantially boarded attic area with existing sealed unit double glazed window. This room is currently used for storage purposes but would make an ideal hobbies room, or could easily be converted/adapted into additional bedroom accommodation subject to the usual consent.

## OUTSIDE:

The property occupies a wide fronted, elevated plot with gardens to three sides. The well screened front garden enjoys a shaped lawn with well stocked adjoining borders of specimen shrubs and bushes, and a side driveway provides off-road parking for two vehicles and gives access to an ATTACHED SINGLE BRICK BUILT GARAGE measuring 16'1 x 9'0 min. (12'0 10 max.) with metal up-and-over door, strip lighting, wall shelving, range of wall cupboards and internal UTILITY AREA with worktop having plumbing for washing machine and space for drying machine under, together with sealed unit double obscure glazed window over. The garage enjoys a UPVC framed and panelled part sealed unit double obscure glazed external door to the rear garden and has a door off to:



## UTILITY ROOM

9'5 x 6'5 (2.87m x 1.96m)

With vinyl floor covering, range of wall cupboards, strip lighting and shelved tall-boy cupboard.

## SIDE GARDEN

The side garden features a lawned area with inset fish pond and particularly well stocked borders of specimen shrubs and bushes, together with a fenced side boundary.



## REAR GARDENS

The rear garden enjoys an extensive, split-level, flagged patio with intervening raised shrubbed border, a garden shed and fenced surrounds for privacy.



## SERVICES:

All mains services are understood to be available. Central heating is gas fired and ample electric power points are fitted throughout the property which is double glazed with sealed units and benefits from a security alarm system.

## FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars, together with fitted floor coverings, light fittings, blinds and curtains, are included in the sale.

## VIEWING:

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## FLOOR PLANS:

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## MAKING AN OFFER:

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## IMPORTANT INFORMATION:

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.







## Directions

Proceed out of Leicester in an easterly direction along the A47 Humberstone\Uppingham Road, continuing through Humberstone, Thurnby and Bushby, towards Uppingham. Upon entering Houghton-on-the-Hill on the A47, take the second right into Main Street and then the second right into Scotland Lane, where the property can be found on the right hand side of the road, as identified by the agents 'for sale' board.

## Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

## Contact us on

44 Granby Street, Leicester, Leicestershire, LE1 1DH

**Tel:** 0116 255 8666

**Email:** leicester@mooreandyork.co.uk

**IMPORTANT:** All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give



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