



JAMES  
SELICKS

5 FIRS ROAD  
HOUGHTON ON THE HILL, LEICESTERSHIRE

SALES LETTINGS SURVEYS MORTGAGES



## 5 Firs Road

Houghton on the Hill  
Leicestershire  
LE7 9GU

An immaculately presented detached family home boasting spacious accommodation and four good-sized bedrooms, offered to the market for the first time in over 40 years.

Porch | entrance hall | cloakroom | dining room | sitting room | kitchen | four bedrooms | bathroom | long side driveway | deep lawned gardens | double detached garage | rear gardens | EPC-E

## LOCATION

The village of Houghton on the Hill lies approximately seven miles due east of the city centre and is surrounded by some of Leicestershire's most attractive rolling countryside. The village has a strong community spirit and plenty of amenities including local pubs, an interesting mix of sporting and social facilities and a popular primary school, filtering into Gartree High School and Beauchamp College.

## ACCOMMODATION

The property is entered via a porch with an inner door into an entrance hall with a cloaks cupboard and a cloakroom providing a two piece suite. The large sitting room has a gas living flame effect fire with brick surround and two windows to the front elevation. The dining room houses the stairs to the first floor, a large cupboard housing the warm air central heating unit, and has sliding patio doors leading onto the rear garden.

The breakfast kitchen has a good range of eye and base level units, drawers and ample preparation surfaces, a stainless steel sink and drainer unit with mixer tap over, Neff oven with four-ring hob and concealed Neff extractor unit above, window to the rear with views over the garden, door to the side.

To the first floor is a landing housing the airing cupboard with pressurised cylinder providing hot water and providing access to the master bedroom which has built-in wardrobes and a window to the front. Bedroom two has a window to the front, bedrooms three and four have windows to the rear. The accommodation is completed by the large family bathroom which has a four piece suite comprising low flush WC, pedestal wash hand basin, tiled bath and a separate tiled shower enclosure, fully tiled walls and a window to the side elevation.

## OUTSIDE

To the front of the property is a large lawned garden and a side driveway giving access to the detached double garage. To the rear of the property are lawned gardens with a paved patio entertaining area and hedged boundaries.

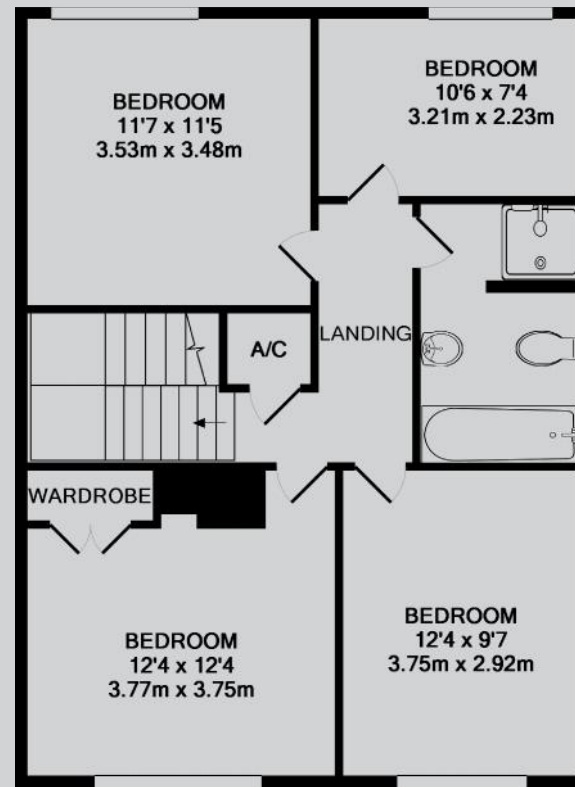
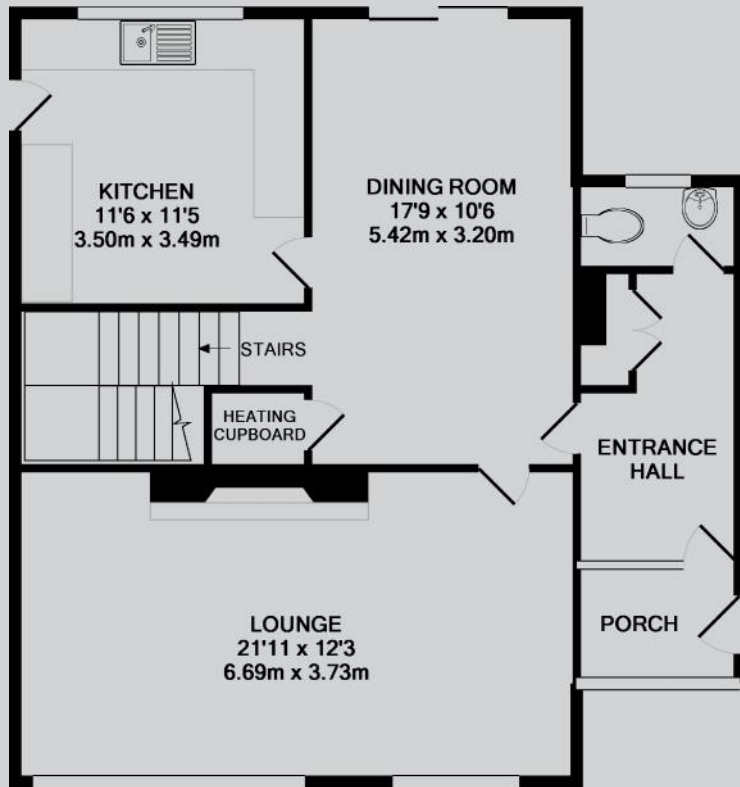
## DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction. Upon entering the village of Houghton on the Hill, continue past Main Street taking the next right hand turn into Firs Road, where the property can eventually be located on the left hand side.









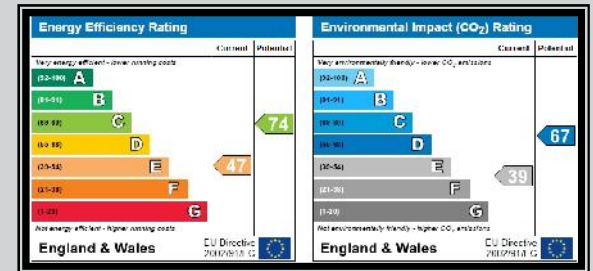
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Total Approximate Gross Internal Floor Area = 1428 SQ FT / 132.7 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



**JAMES SELICKS**

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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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