



## 7 Freer Close, Houghton-on-the-Hill, LE7 9HU

- 5 Bed Link Detached House
- Superb Family/Dining Kitchen
- 2 Bathrooms (1 En-Suite)
- Magnificent Landscaped Garden
- Adjoining Spinney, Outbuildings
- Superb Edge of Village Setting

Demanding inspection for full appreciation of the spacious, contemporary styled, extended accommodation and the truly magnificent, landscaped rear garden with its natural spinney, a five bedroomed family home with entrance hall, fitted cloakroom, sitting room, a superb L-shaped fitted kitchen with dining and family areas, master bedroom with en-suite bathroom, a separate family bathroom, integral garage and additional off-road parking space, on a large plot on the very edge of this convenient and sought-after east Leicestershire village. EPC D.

**Price guide £530,000**



## 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 a village hall, two Churches, a Scouts group, shopping for day-to-day needs, primary schooling, two Public Houses, regular bus services to the Leicester City centre and a wide variety of recreational amenities including a 7.8 acre field with playground, together with football, cricket and tennis clubs.

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:

Occupying a large plot on the very edge of this sought-after village, this modern, link detached house offers extended, contemporary styled, family sized accommodation briefly comprising entrance hall, cloakroom, sitting room, a superb L-shaped kitchen with dining and family areas, five bedrooms (master bedroom with en-suite), bathroom, single integral garage, additional off-road parking space and beautiful landscaped rear garden with natural spinney.

Positioned on a large plot on the very edge of this convenient and sought-after east Leicestershire village, the property offers particularly spacious, gas centrally heated, sealed unit double glazed, family sized accommodation on two floors as detailed below:-

## DETAILED ACCOMMODATION

### ON THE GROUND FLOOR:

UPVC framed and panelled part sealed unit double obscure glazed front entrance door with coach light to side provides access to:

#### RECEPTION HALL

9'2 x 9'4 (2.79m x 2.84m)

With oak stripped flooring, central heating radiator, wall-mounted door bell, sealed unit double obscure glazed side window, built-in hanging and shelved cloaks cupboard, triple ceiling mounted spotlight cluster and staircase rising off to first floor. The hall leads to:

#### INNER HALL

With oak stripped flooring, ceiling light fitting and double cupboard under stairs. Door to:

#### FITTED CLOAKROOM

With two-piece white suite comprising wash hand basin and low flush w.c. Also with oak stripped flooring, central heating radiator, ceiling light fitting and sealed unit double obscure glazed side window.

## SITTING ROOM

18'10 x 10'9 (5.74m x 3.28m)

With sealed unit double glazed bow picture window to front, oak stripped flooring, feature wood burning stove to polished slate hearth, two central heating radiators, two wall light fittings, ceiling light fitting, TV point, wiring for three speaker points and twin French doors to dining area.



## WELL EQUIPPED AND FITTED KITCHEN

WITH DINING, FAMILY AND UTILITY AREAS comprising:



## FITTED KITCHEN WITH UTILITY AREA

27'9 x 8'9 (8.46m x 2.67m)

With units and equipment including twin bowl stainless steel sink units with hot and cold mixer tap inset to L-shaped polished granite worktop with range of drawers, cupboards and 'Fisher and Paykel' dishwasher under, breakfast bar adjacent, 'Belling' cooking range comprising two ovens and grill, five-plate gas hob and stainless steel splashback with three-speed 'Belling' stainless steel cooker hood over inset to two single wall cupboards, adjoining polished granite worktop with range of three drawers under and corner L-shaped polished granite worktop with book shelving, music plinth, double cupboard and wine racking under, glazed double wall cupboard over.



## UTILITY AREA

Within the utility area, there is a 'Belfast' style 'Boston' sink unit inset to polished granite worktop with hot and cold mixer tap, sealed unit double glazed window fitted with Roman blind over, range of cupboards under (two of which house a 'Hotpoint' washing machine and 'Caple' drying machine, and one of which is used as a boot cupboard). Also with 'Kenwood' American style fridge/freezer inset to a range of shelved larder cupboards with inset 'Indesit' microwave and adjoining double clothes cupboard with hanging rail and shelf, oak stripped flooring and UPVC framed and panelled part sealed unit double glazed external door fitted with Roman blind.



## DINING AREA

19'10 x 11'6 (6.05m x 3.51m)

With oak stripped flooring, central heating radiator, sealed unit double glazed rear window affording lovely view across the landscaped and wooded rear garden to open countryside beyond, two wall light fittings, two speaker points, recessed ceiling spotlighting and glazed double doors to sitting room.



## FAMILY AREA\CONSERVATORY

15'4 x 10'3 max. (4.67m x 3.12m max.)

In conservatory style with sealed unit double glazed windows, sealed unit double glazed pitched roof, oak stripped flooring, central heating radiator and matching double French doors to raised garden terrace. The conservatory style family area affords a superb outlook over the landscaped garden, the spinney and open countryside beyond.







#### ON THE FIRST FLOOR:

**STAIRCASE AND LANDING** with sealed unit double glazed front window, two central heating radiators, built-in shelved linen cupboard housing wall-mounted 'Worcester' gas fired central heating boiler also supplying domestic hot water and fitted wall shelving, central heating thermostat and roof void access to partly boarded roof space having electric strip lighting. The landing leads to:



#### MASTER BEDROOM SUITE

Comprising:

##### BEDROOM 1 (REAR)

14'1 x 11'5 (4.29m x 3.48m)

With central heating radiator, ceiling mounted light fitting and part mirror fronted quadruple in-built hanging and shelved wardrobes. A sealed unit double glazed picture window affords a magnificent view over the landscaped rear garden, the spinney and the rolling open countryside of east Leicestershire beyond. Door to:



VIEW FROM BEDROOM 1



### LUXURY EN-SUITE BATHROOM

11'4 x 7'3 max. (3.45m x 2.21m max.)

With four-piece white suite comprising free-standing bath with hot and cold mixer tap and handset shower unit, low level w.c., wash hand basin to vanity unit with two drawers under, hot and cold mixer tap and mirrored cabinet with strip lighting over, and fully tiled shower enclosure with overhead rain shower and wall-mounted handset shower incorporating flexi hose to sliding track, together with glazed shower door and screens. Also with fully tiled surrounds, upright heated towel rail/radiator, porcelain tiled floor with underfloor heating, light tube and recessed ceiling spotlighting.



### BEDROOM 2 (REAR)

12'3 x 11'5 (3.73m x 3.48m)

With central heating radiator, built-in double hanging and shelved wardrobes with matching over cupboards, ceiling mounted light fitting and sealed unit double glazed picture window affording a glorious view across the landscaped rear garden, the spinney and rolling open countryside beyond.



### BEDROOM 3 (SIDE)

14'2 x 8'0 (4.32m x 2.44m)

With central heating radiator, sealed unit double glazed side window, ceiling light fitting and built-in double hanging and shelved wardrobe.



### BEDROOM 4 (FRONT)

13'2 x 7'4 (4.01m x 2.24m)

With sealed unit double glazed picture window affording a view over the tree lined green, central heating radiator, ceiling light fitting and telephone point.



### BEDROOM 5 (FRONT)

11'8 into dormer max. x 6'4 (3.56m into dormer max. x 1.93m)

With sealed unit double glazed dormer window, central heating radiator and ceiling light fitting.



### FAMILY BATHROOM

11'4 x 7'1 max. (3.45m x 2.16m max.)

With three-piece white suite comprising panelled bath with wall-mounted shower unit incorporating flexi hose to sliding track, together with glazed shower screen, pedestal wash hand basin with hot and cold mixer tap and mirrored cabinet over, and low level w.c. Also with part fully tiled surrounds, central heating radiator, light tube and recessed ceiling mounted spotlighting.



### OUTSIDE:

The property sits at the head of the cul-de-sac known as Freer Close with its tree lined green belt and a direct cobble effect driveway provides off-road parking and gives access to a SINGLE INTEGRAL GARAGE measuring 20'2 x 8'0 with twin doors to front, fitted work bench, wall shelving, range of wall cupboards and tall-boy cupboard. The front garden is open-plan and laid to lawn with a variety of specimen shrubs and bushes. A pedestrian access to side leads through to:

### DELIGHTFUL LANDSCAPED REAR GARDEN AND SPINNEY

The rear garden has been superbly landscaped to create a raised flagged patio with sitting and barbecue areas with two external power points, brick built barbecue and raised beds of lavender, Spring bulbs which produce a riot of colour in the Spring, and adjoining raised beds of a variety of herbs. The brick built barbecue has been constructed Australian style and is set within a private corner of the extensive patio with a backcloth of honeysuckle. Next to the barbecue is an area for dustbin storage with a water butt adjacent. Continued\...





## NATURAL REAR SPINNEY

From the patio, steps lead down to a split-level lawn featuring particularly well stocked borders with a variety of specimen flowers, shrubs and bushes, fruit trees including cherry, fig, pear and apricot, together with flowering currant, forsythia and roses. The lower lawned area features a 'Howgate Wonder' apple tree, a kitchen garden, soft fruit bushes and to the rear of this section of the garden are a range of outbuildings including greenhouse, garden shed and wood shed, together with two water butts and a double compost bin. By the greenhouse are three damson plum trees and steps lead through into the spinney which offers a haven of wildlife and features mature trees including ash, sycamore and oak. To the rear of the spinney are three ponds with newts and frogs and the spinney abuts open countryside.





FURTHER SPINNEY VIEWS



VIEW FROM SPINNEY



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.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars, together with fitted floor coverings, light fittings, white goods, curtains and blinds, 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.

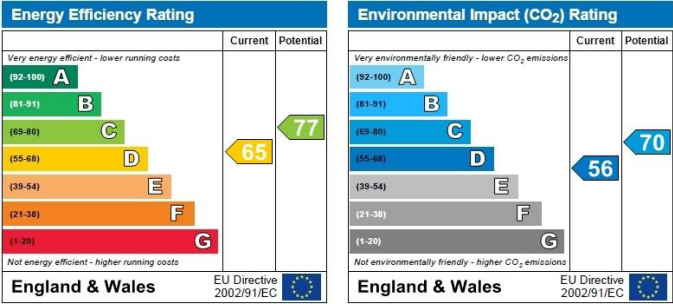
If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

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.



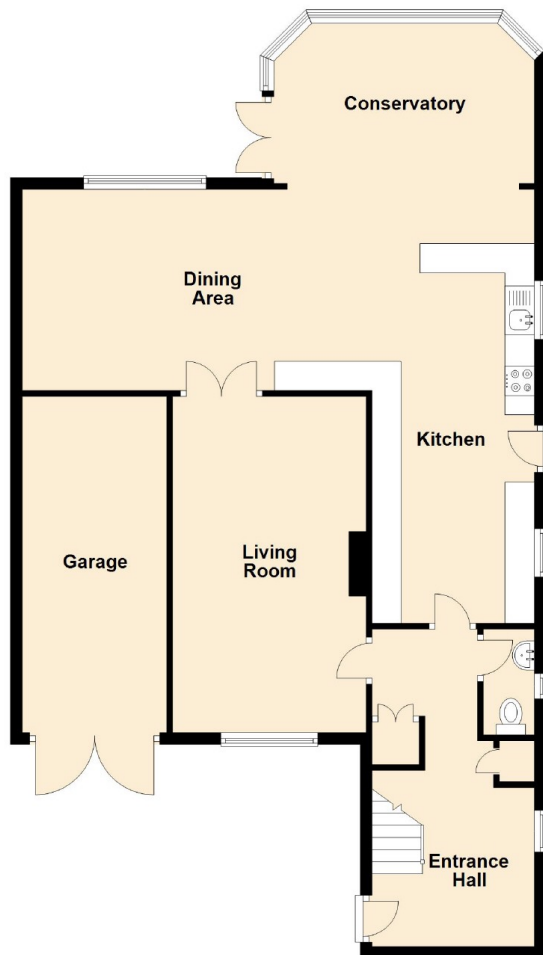






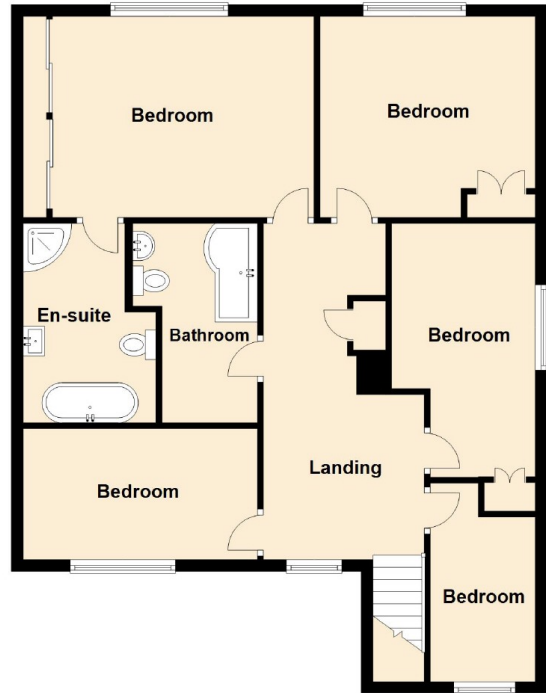
### Ground Floor

Approx. 103.0 sq. metres (1108.9 sq. feet)



### First Floor

Approx. 86.5 sq. metres (931.0 sq. feet)



Total area: approx. 189.5 sq. metres (2039.9 sq. feet)

This Floor Plan and the Measurements are a guide Only.  
Plan produced using PlanUp.

### 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 turn into Main Street and continue through the village, turning eventually right again into St. Catherine's Way. Freer Close can be found on the left hand side and the property can be found within the right hand cul-de-sac.

### 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

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**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 guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor.



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