



21, FIRS ROAD, HOUGHTON-ON-THE-HILL, LE7 9GU

PRICE GUIDE £365,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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An extended and well appointed four bedroomed detached family house occupying a delightful corner plot offering excellent potential to extend subject to obtaining the necessary planning consents, located within the highly sought after east Leicestershire village of Houghton on the Hill. The property is being offered with NO UPWARD CHAIN.

The well presented interior benefits from warm air gas fired central heating, UPVC double glazing and a security alarm, and is approached via an entrance hall with oak effect flooring, fitted cloakroom/wc, spacious lounge with brick fireplace having live flame coal effect gas fire, multi pane glazed double doors opening into an extended sun lounge with double glazed patio doors leading out to the gardens. The breakfast kitchen is fitted with a range of oak fronted units and Bosch appliances, with a useful pantry and boiler store. There is also a separate dining room with bayed window to the front.

On the upper floor off a central landing with built-in airing cupboard are four well proportioned bedrooms, three of which have built-in wardrobes, family bathroom with electric shower over the bath, and there is also a separate shower room which is fully tiled.

To the front of the house is an extensive tarmac driveway for several cars giving access to a 38' tandem garage with remote control up and over door to the front, the rear section of the garage is currently used as a utility area. The gardens form a most attractive feature of the property, being of excellent size enjoying a corner position with a mature laurel hedge to the majority of the side boundary, lawned areas to the side and rear of the house, paved patio with a pathway leading to a timber garden shed.

#### LOCATION

The property is located within the highly sought after east Leicestershire village of Houghton on the Hill, which lies astride the A47 linking Leicester to Peterborough, both of which have mainline rail services to London. The village has a range of local shops, local Co-op store,

public houses, garages, a reputable primary school, leisure and sporting clubs and a fine parish church. Both Leicester and Market Harborough offer shopping and supermarket facilities, with the M1 accessible at Junctions 20 or 21. The village is surrounded by attractive open countryside with many scenic walks, Rutland Water is only a short drive away offering sailing, fishing and other leisure pursuits.

#### VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Leicester, proceed eastbound via the A47 Uppingham Road, and on reaching Houghton on the Hill, continue past the garages, turning right into Firs Road, with an Andrew Granger & Co for sale board erected to identify the property.

#### ACCOMMODATION IN DETAIL

Built in about 1973, the property benefits from warm air gas fired central heating, UPVC double glazing and a security alarm, and briefly comprises:

#### GROUND FLOOR

##### ENTRANCE HALL

UPVC double glazed entrance door, oak effect flooring.

##### CLOAKROOM/WC

White suite comprising low flush wc, wash hand basin, double glazed window and built-in double cupboard.

##### LOUNGE 23'5 x 12'10 (7.14m x 3.91m)

Brick fireplace with live flame coal effect gas fire, large double glazed window to front, attractive staircase off with pine rails, multi pane glazed double doors leading through to:

##### SUN LOUNGE 12' x 9'3 (3.66m x 2.82m )

Exposed brick and pine panelling, double glazed sliding patio doors leading out to the rear garden, gas convector heater, wood effect laminate flooring.

##### BREAKFAST KITCHEN 13' x 11'10 (3.96m x 3.61m )

Range of oak fronted base and wall cupboards, glazed display cabinet, roll top working surfaces with ceramic







tilled surrounds, stainless steel sink unit with chrome mixer tap over, Bosch double oven, integral freezer and fridge, four ring gas hob unit and integral dishwasher. Double glazed window overlooking the rear garden, ceiling spotlights, PANTRY with shelving and boiler store.

#### **DINING ROOM 16'2 x 8'6 (4.93m x 2.59m)**

Double glazed and leaded bayed window to front, doors leading to hallway and kitchen.

#### **FIRST FLOOR**

##### **LANDING**

With built-in airing cupboard and access hatch to roof space.

##### **BEDROOM ONE 11' x 13'6 (3.35m x 4.11m)**

Double glazed window to front, free standing range of wardrobes.

##### **BEDROOM TWO 10' x 12'2 (3.05m x 3.71m)**

Double glazed window to rear and free standing range of wardrobes.

##### **BEDROOM THREE 11' x 9'2 (3.35m x 2.79m )**

Double glazed window to front.

##### **BEDROOM FOUR 8'3 x 9'7 (2.51m x 2.92m )**

Double glazed window to rear, built-in double wardrobe with dresser to side.

##### **FAMILY BATHROOM 6'10 x 6' (2.08m x 1.83m)**

White suite comprising panelled bath, electric shower unit over with glazed screen, wash hand basin, cabinet surround, low flush wc, double glazed window, fully tiled walls.

##### **SEPARATE SHOWER**

Fully tiled with double glazed window and fan heater.

##### **OUTSIDE**

Large corner plot offering excellent potential for further extensions subject to obtaining the necessary planning consents. To the front of the house is a tarmac driveway for several cars, lawned front garden, flower and shrub beds, pebbled area and laurel hedge.









### **TANDEM GARAGE 38' x 8'6 (11.58m x 2.59m )**

Remote control up and over door to front, rear utility area with side door out.

Extensive lawned areas to the side and rear of the house with laurel hedge providing screening, flower and shrub beds, paved patio with gravelled inset, pathway leading to timber garden shed, outside tap point.

### **FIXTURES & FITTINGS**

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

### **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating E.

### **COUNCIL TAX**

Council Tax Band E. For further information contact Harborough District Council 01858 828282

### **STAMP DUTY**

Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000: Zero. The next £125,000 (the portion from £125,001 to £250,000): 2%. The next £675,000 (the portion from £250,001 to £925,000): 5%. The next £575,000 (the portion from £925,001 to £1.5 million): 10%. The remaining amount (the portion above £1.5 million): 12%. A further 3% will be payable on the whole amount if this is an additional property to one that you already own. For properties costing up to £500,000, first time buyers will pay no stamp duty on the first £300,000.

### **MONEY LAUNDERING**

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.







#### Ground Floor

Floor Area (Gross Internal) 80.0 sq. m. (861 sq. ft.) approx (Excluding garage)

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#### First Floor

Floor Area (Gross Internal) 57.0 sq. m. (614 sq. ft.) approx

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