

21, MAIN STREET, HOUGHTON-ON-THE-HILL, LE7 9GE

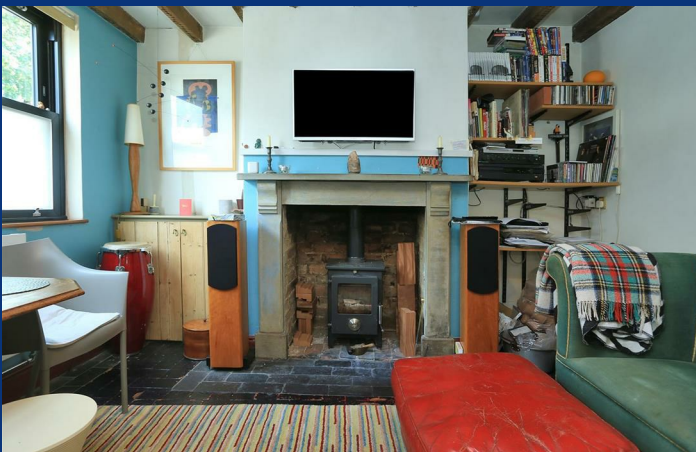
£209,950



ANDREW GRANGER & CO

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The property comprises traditionally restored two bedroomed 19th century cottage of immense charming character, occupying a corner position within the heart of the highly sought after and desirable East Leicester village of Houghton-on-the-Hill. Dating back to circa 1840 the property has been sympathetically renovated retaining a wealth of period features with the benefit of gas fired central heating and high quality double glazed windows. The interior includes a charming sitting room with open chimney breast, kitchen with free standing units, rear lobby/utility area and ground floor wet room. On the first floor there is a landing and two good sized bedrooms with access to spacious boarded roof space with drop down ladder. Attractive garden with planning consent for the creation of three parking spaces. EPC E.

LOCATION

This highly sought after East Leicestershire village is surrounded by open countryside and enjoys excellent facilities including a reputable primary school, Co-Op store, chemist, post office and newsagents, garage, fine parish church and two public houses. More comprehensive shopping and supermarket facilities are available in nearby centres of Leicester, Oakham, Uppingham, Market Harborough and Oadby.

The A47 provides access to Oakham, Uppingham and Peterborough. Market Harborough and Peterborough both have mainline rail services to London St. Pancras International which can be reached in approximately one hour. Leicester has mainline rail services in all directions including London St Pancras International.

VIEWING & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Company 0116 2429922. From Leicester proceed eastbound via the A47 Uppingham Road, and on reaching Houghton-on-the-Hill, take the right hand turning after the petrol station onto Main Street. The property can be found on the right, on the corner of Scotland Lane.

ACCOMMODATION IN DETAIL

GROUND FLOOR

SITTING ROOM 11'3" x 13'8" (3.44 x 4.17)

With double glazed sash window to front elevation, exposed brick flooring, radiator, chimney alcove with stone surround and useful alcove storage, leading to kitchen with useful pantry with extensive shelving.



KITCHEN 9'11" x 11'2" (3.025 x 3.426)

With free standing base level cupboards and free standing sink unit with cupboard space under. Space for range style cooker, wall mounted cupboards, exposed brick flooring, chimney breast with original cast iron range. Upvc double glazed window to rear elevation.

REAR LOBBY/UTILITY

With door giving access to the rear garden, plumbing for washing machine and wall mounted cupboard, wall mounted gas fired central heating boiler.

WET ROOM

Comprising shower, low flush W.C, pedestal wash hand basing, towel radiator, wall and floor tiling. Double glazed window to side elevation.

FIRST FLOOR

LANDING

With access to roof void with pull down ladder.

BEDROOM ONE 13'7" x 11'3" (4.15 x 3.44)

With double glazed sash window to front elevation, fireplace with wooden surround and cast iron inset, exposed wooden flooring and radiator.

BEDROOM TWO 11'3" x 9'4" (3.44 x 2.87)

With Upvc double glazed window to rear elevation, radiator and over stairs storage cupboard.

OUTSIDE

Immediately to the rear of the property, a right of way exists leading to lawned gardens with planning consent granted for the creation of three parking spaces.

Planning Permission: Change of use of part of the garden to parking, Land Adj 37, Scotland Lane, Houghton On The Hill, Leicestershire. Granted 16th January 2017. Application number 16/01096/FUL

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity. We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential purchasers and establish how they intend to fund their purchase.





APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

AGENTS NOTICE

Andrew Granger & Co is a trading name of Andrew Granger & Co Ltd; Registration No. OC316917.

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MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.





Ground Floor

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First Floor

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LOCATION



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6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Call 0116 242 9922

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