

JAMES
SELICKS

13 DEANE GATE DRIVE

HOUGHTON ON THE HILL, LEICESTERSHIRE

SALES LETTINGS SURVEYS MORTGAGES

13 Deane Gate Drive
Houghton on the Hill
Leicestershire LE7 9HA

An immaculately presented three bedroom detached family home providing stunning views over open countryside to the rear, thought suitable for further extension (subject to necessary planning consents).

Entrance hall | 'L' shaped lounge/dining room | kitchen | side lobby | three double bedrooms | family bathroom | separate WC | driveway | single garage | good-sized lawned gardens | open field views | EPC - C

LOCATION

Houghton on the Hill lies approximately seven miles due east of Leicester city centre, popular for its sense of village community with local pubs, an interesting mix of sporting and social facilities and a local village primary school filtering into Oadby, Gartree and Beauchamp College senior schools.

ACCOMMODATION

The property is entered via a uPVC front door leading into the entrance hall which houses the stairs to the first floor. The 'L' shaped lounge/dining room has uPVC double glazed windows to the front and rear, an inset contemporary log effect remote controlled gas fire and sliding patio doors to the rear garden. The kitchen has a good range of cream urban gloss fronted eye and base level units and drawers, ample preparation surfaces, a Hotpoint double oven with four-ring halogen hob, stainless steel sink with mixer tap over, plumbing for automatic washing machine, Worcester wall mounted boiler and a uPVC double glazed window to the rear. A side lobby with uPVC double glazed doors to the front and rear.

To the first floor a landing with a uPVC double glazed window to the front elevation gives access the master bedroom which has built-in wardrobes with mirrored fronts housing the hot water cylinder and a uPVC double glazed window to the rear. Bedroom two has a uPVC double glazed window to the rear elevation. Bedroom three has a uPVC double glazed window to the front elevation. The family bathroom has a white two piece suite comprising a pedestal wash hand basin and a shaped bath with shower over, uPVC double glazed window to the side elevation. The accommodation is completed by a separate WC, with a low flush suite and uPVC double glazed window to the side.

OUTSIDE

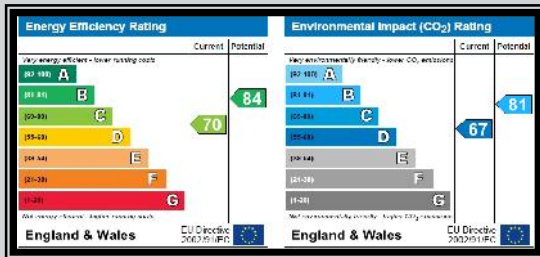
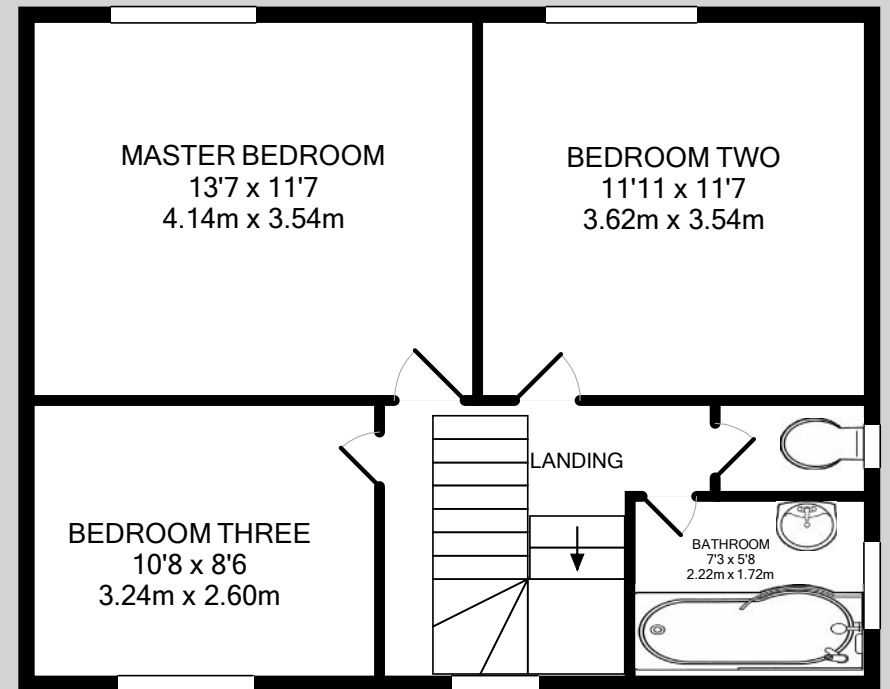
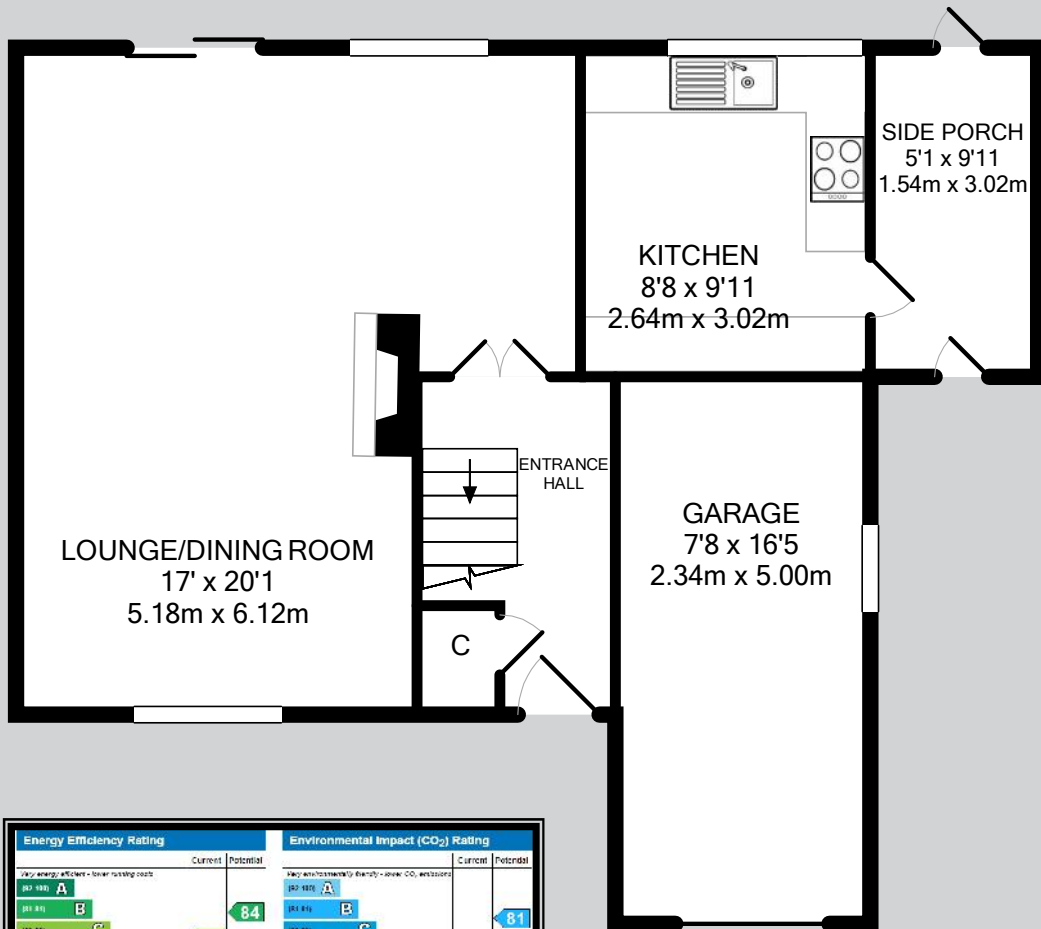
To the front of the property is a gravelled driveway providing access to the single garage with up and over door. To the rear of the property are paved patio seating areas and good sized lawned gardens with planted beds, abutting open fields to the rear providing stunning views.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction, passing through the village of Bushby, on entering Houghton on the Hill take the first right hand turn into Deane Gate Drive where the property can be located at the end of the cul-de-sac on the right hand side.







13 Deane Gate Drive, Houghton on the Hill, Leicestershire LE7 9HA

Total Approximate Gross Internal Floor Area = 1128 SQ FT / 104 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



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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.