

JAMES
SELLICKS

11 LINWAL AVENUE

HOUGHTON ON THE HILL, LEICESTERSHIRE

SALES LETTINGS SURVEYS MORTGAGES



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11 Linwal Avenue

Houghton on the Hill
Leicester LE7 9HD

A substantial two bedroom, extended detached bungalow located in this hugely popular east Leicestershire village.

Porch | entrance hall | 'L' shaped lounge/dining room | kitchen | large conservatory | two double bedrooms | bathroom | return driveway | single garage | lawned south-west facing rear gardens | EPC - D

LOCATION

Houghton on the Hill is located 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 pubs, an interesting mix of sporting and social facilities and a popular primary school filtering into Gartree High School and Beauchamp College at nearby Oadby.

ACCOMMODATION

The property is entered via uPVC door into a porch with windows to the front and side, and a glazed inner door leading into an entrance hall with Parquet flooring and a cloaks cupboard. The lounge/dining room comprises a dining area with a uPVC double glazed window to the front and is open to the living area having a gas fire with marble hearth and back and a timber surround, uPVC double glazed window to the front elevation and double glazed sliding patio doors to the conservatory.

The kitchen has a range of oak eye and base level units and drawers, preparation surfaces, Zanussi fan assisted oven, four-ring gas hob, a double bowl stainless steel sink with mixer tap over, Glow Worm wall mounted boiler and plumbing for automatic washing machine, uPVC double glazed window and door leading to the conservatory which is of brick and hardwood construction and has three doors to the side and rear.

Bedroom one has built-in wardrobes with cupboards over, a vanity unit and uPVC double glazed windows to the front and side elevations. Bedroom two has a uPVC double glazed sliding patio door to the rear garden. A bathroom completes the accommodation, having a three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over, airing cupboard and a uPVC double glazed window to the rear.

OUTSIDE

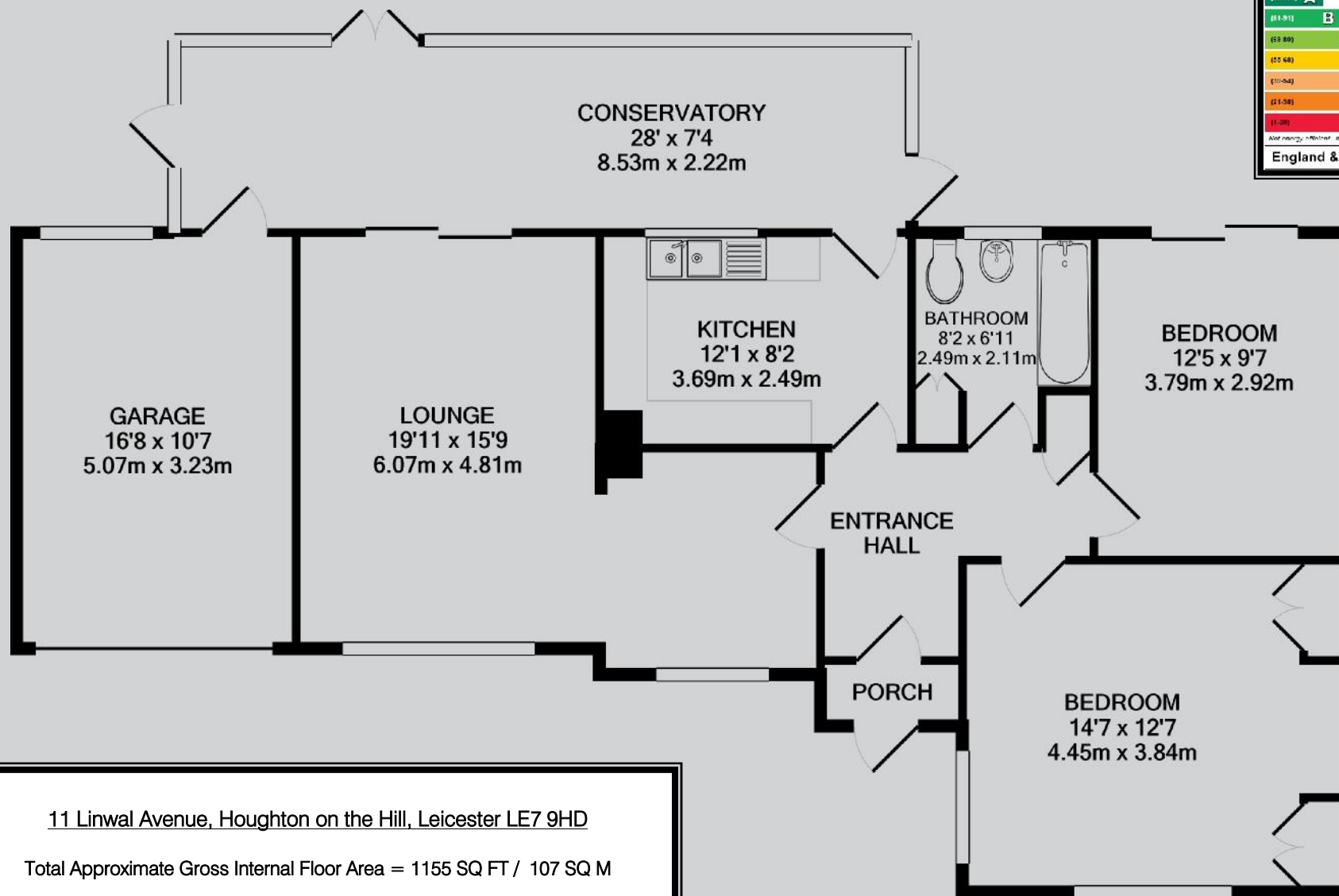
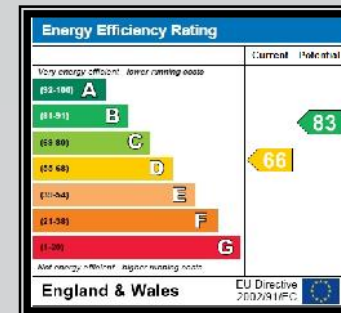
To the front of the property is a tarmac return driveway with gravelled areas and access to a single garage. To the rear of the property are well maintained shaped lawned gardens with paved patio areas, a formal pond and mature planted beds.

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 and second left hand turn into Linwal Avenue where the property can be located on the right hand side.







11 Linwal Avenue, Houghton on the Hill, Leicester LE7 9HD

Total Approximate Gross Internal Floor Area = 1155 SQ FT / 107 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.