

5 FREER CLOSE

HOUGHTON ON THE HILL, LEICESTERSHIRE



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES

5 Freer Close

Houghton on the Hill
Leicestershire
LE7 9HU

£485,000

A beautifully extended four bedroom, three bathroom, detached family home, positioned on a particularly deep plot overlooking open countryside. The property has been particularly well refurbished and extended by the present owners making an internal inspection an absolute must.

Entrance hall | refitted cloakroom | split level lounge/dining room | dining/family room | breakfast kitchen | four bedrooms | two en-suites | family bathroom | driveway | double garage | utility area | beautifully maintained rear gardens | no chain involved | EPC-E

LOCATION

The village of Houghton on the Hill lies approximately seven miles due east of Leicester city centre and is especially popular with those with young families. Having a strong village community, numerous local amenities including a village store, post office, hair salon, chemists, two public houses and a variety of sporting and social facilities including a tennis, cricket and football clubs and a highly regarded primary school within the village filtering into the renowned Beauchamp College and Gartree High School at nearby Oadby.

ACCOMMODATION

The property is entered via a uPVC double glazed door into an entrance hall with tiled flooring, a contemporary hi-line radiator, window to the front elevation. A refitted cloakroom provides a white two piece suite comprising low flush WC and wash hand basin, contemporary hi-line radiator, tiled flooring and window to the side elevation. The split level lounge/dining room has a gas living flame effect fire with marble hearth and back, two windows to the front and rear elevations, tiled flooring to the dining area and French doors to the rear elevation. The dining/family room has Amtico style flooring and a bay window with French doors to the rear gardens, access to garage.





The breakfast kitchen has a good range of beech effect eye and base level units, polycarbonate one and a quarter bowl sink with brushed aluminium swanneck mixer tap over, Neff double oven, five ring gas hob with stainless steel canopy extractor over, plumbing for an automatic dishwasher and plumbing for an American style fridge freezer, tiled flooring, window to front elevation, door and window to rear elevation.

To the first floor, a landing with two windows to front elevation houses the airing cupboard and gives access to the master bedroom with built-in wardrobes, drawers and cupboards, three windows to rear and side elevations and a drop down ladder to the attic room with a double glazed Velux window to the rear elevation. Bedroom two has built-in wardrobes, a window to the rear elevation and a refitted en-suite with enclosed WC, wash hand basin with cupboards under, corner shower cubicle and a chrome heated towel rail. Bedroom three has built-in wardrobes with drawers and cupboards and a window to the rear elevation. Bedroom four has built-in wardrobes, a fitted vanity unit with drawer beneath and a window to the rear elevation. The accommodation is completed by the family bathroom, having a white four piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over, separate shower cubicle and a window to the side elevation.



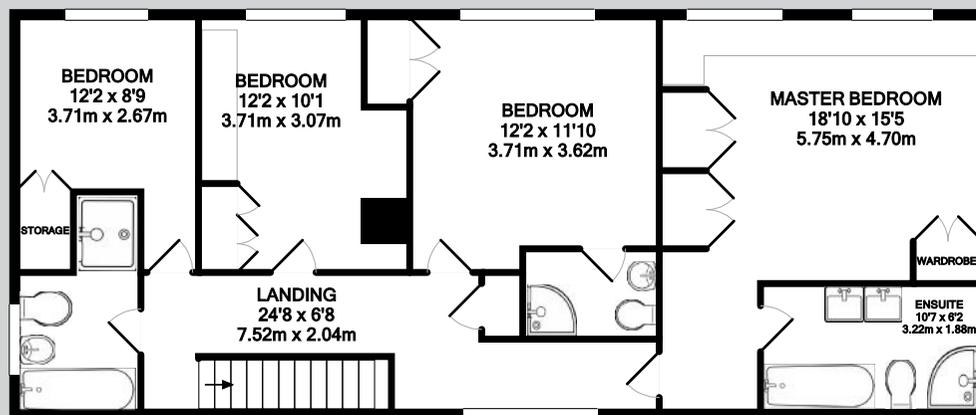
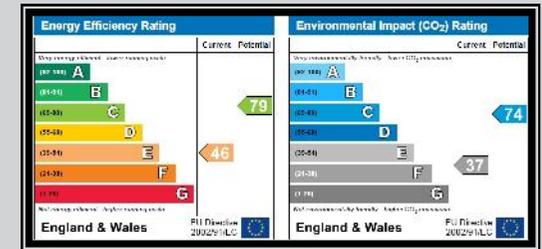
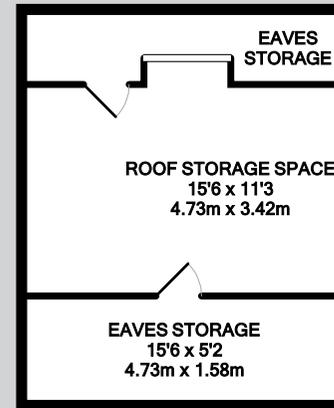
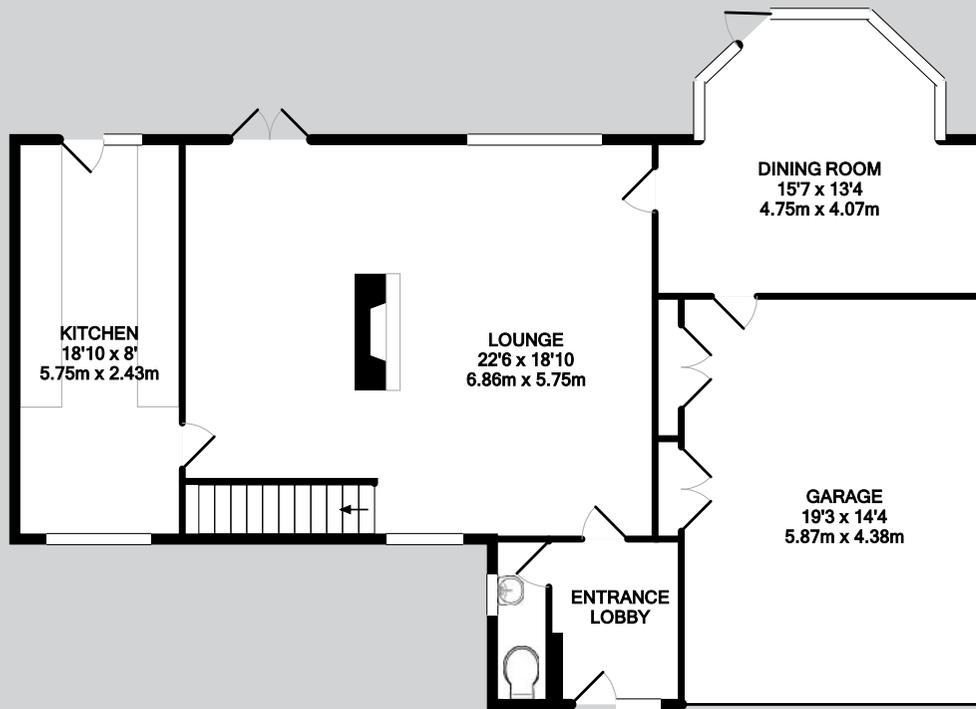
OUTSIDE

To the front of the property is a driveway providing access to a double garage with lawned front gardens. To the rear of the property are beautifully maintained gardens with a large natural grey stone flagged patio, shaped lawned gardens, mature planted shrubbed and tree borders, all providing stunning views over fields to the rear.

DIRECTIONAL NOTE

Proceed out of Leicester on the A46 Uppingham Road in an easterly direction. On entering Houghton on the Hill, take the second right hand turn onto Main Street, continue along this road eventually turning right into St. Catharine's Way opposite the parish church and then first left into Freer Close where the property may be found on the right hand side.





5 Freer Close, Houghton on the Hill, Leicestershire
 Total Approximate Gross Internal Floor Area = 2261 SQ FT / 210 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.

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