

JAMES  
SELICKS

13 CHAPEL CLOSE

HOUGHTON ON THE HILL  
LEICESTERSHIRE  
LE7 9HT

GUIDE PRICE £515,000



Situated on a quiet cul-de-sac in this popular east Leicestershire village, a substantial detached family home positioned on an attractive plot.

Porch • entrance hall • cloakroom • sitting room • conservatory • dining room • kitchen • utility room • separate office • three generous bedrooms • family bathroom • driveway • double garage • large rear garden • EPC - C

### Accommodation

A small porch opens into a spacious entrance hallway housing a useful understairs storage cupboard and a convenient downstairs cloakroom providing a WC and vanity wash hand basin with storage beneath. The sitting room is a lovely size and centres around an electric fire with decorative surround. A sliding double glazed door leads through into the conservatory, which is of part brick and uPVC construction, creating a fantastic, additional reception space with patio doors opening onto the rear garden. The dining room is well positioned just off the kitchen and offers plenty of space for family dining or entertaining. Double doors connect to the sitting room, while an internal obscure-glazed window allows extra natural light to flow through from the hallway.

The kitchen is bright and spacious, fitted with a good range of eye and base level units and drawers finished with stone-effect worktops. There is a fitted Neff double oven and Bosch electric hob, space for a dishwasher and dual-aspect windows allowing plenty of natural light into the room. Leading from the kitchen is a rear lobby housing the boiler, with a door providing access to the garden. This in turn leads into the utility room, which offers plumbing for both a washing machine and tumble dryer, a sink and additional wall units for storage. The ground floor also benefits from a separate office overlooking the front of the property, making it an ideal space for anyone working from home.

To the first floor, a bright landing leads to three generous bedrooms. The principal bedroom was originally two separate rooms and has been combined to create an impressive main bedroom with fitted wardrobes and views to the front and rear. Bedroom two is another excellent-sized double with fitted wardrobes, while bedroom three is also a comfortable double with fitted wardrobes. The family bathroom is well appointed, comprising a bath with shower over, separate shower cubicle, vanity wash hand basin with storage, a WC and a useful airing cupboard.

### Outside

The property is approached via a generous driveway providing plenty of parking with space for two vehicles, along with a stoned area which could provide additional parking if required. The property benefits from a double garage, complete with power and lighting. The rear garden is a real highlight; being of a fantastic size, beautifully mature and offering a great degree of privacy. A patio spans the rear of the property, providing the perfect place to sit and enjoy the garden, while established borders, mature shrubs, a greenhouse and a garden shed complete this wonderful outdoor space.







#### Location

Houghton-on-the-Hill lies approximately seven miles due east of Leicester city centre with a wide range of local amenities not usually associated with a village of this size. These include a local shop, post office, hair salon, pharmacy, two public houses, two garages, a variety of sporting and recreational facilities and popular village primary school filtering into Gartree and Beauchamp Colleges at nearby Oadby.

**Tenure:** Freehold.

**Listed Status:** None.

**Conservation Area:** None.

**Local Authority:** Harborough District Council

**Tax Band:** F

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, 139mbps.

**Construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** 13A has a right of access over the driveway.

**Flooding issues in the last 5 years:** None our Clients are aware of.

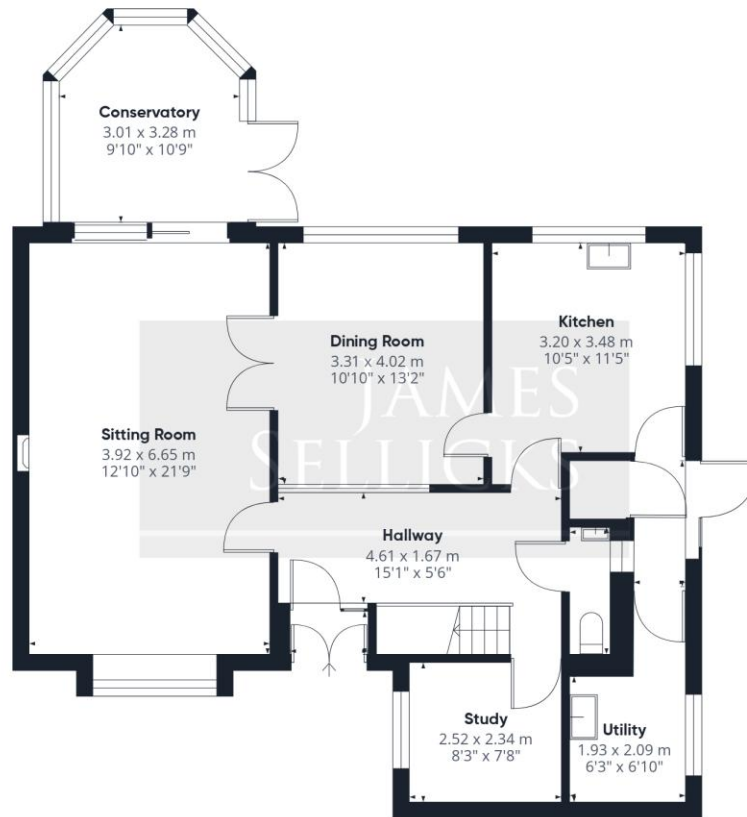
**Planning issues:** None our Clients are aware of.

**Accessibility:** No specific accessibility modifications made.





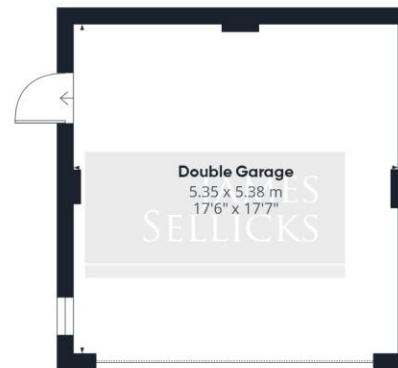




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area<sup>(1)</sup>  
 184.6 m<sup>2</sup>  
 1989 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Measures 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.

