

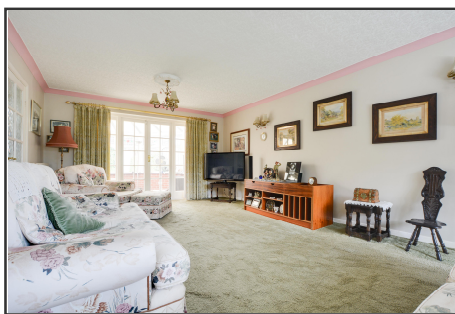
Charlottes Walk Houghton on the Hill Leicester LE7 9HP



Offers in Excess of £380,000

Located within the desirable sought after area east Leicestershire village of Houghton on the Hill is this spacious four bedroom family home. The property provides a great floor of accommodation over two floors to include a welcoming entrance hall, spacious lounge, dining room, conservatory, fitted kitchen, ground floor WC and utility room. The floor provides access to four bedrooms and family bathroom. Outside enjoys parking, double garage to rear and well maintained rear garden. It is of the agent's opinion that Houghton on the Hill is one of the most desirable and sought after village locations. Internal viewing is highly recommended.

The property is well located for popular local schooling, which feeds into highly regarded Oadby schooling. There is also a nearby Coop and a wide range of amenities available in nearby Evington or Oadby Town Centres. The village is well served by bus links running to and from Leicester City Centre with its professional quarters and train station. Leicestershire's rolling countryside is also within reach.



Gas Central Heating, Double Glazing

Entrance Hall, Spacious Lounge, Dining Room, Conservatory

Dining Room, Fitted Kitchen, Ground Floor WC, Utility Room

First Floor with Four Bedrooms & Family Bathroom

Parking, Double Garage to Rear, Well Maintained Rear Garden

Entrance Hall

Accessed via entrance porch, with stairs to first floor, radiator.

Spacious Lounge 22' x 12'11"

A light and airy lounge with uPVC double glazed window front elevation, double glazed French doors to the rear elevation leading to conservatory, ceiling coving, ceiling coving, TV point, two radiators, doors leading to:

Dining Room 13'8" x 10'11"

With uPVC double glazed window to the rear elevation, radiator, door leading to kitchen.

Conservatory 23'10" x 10'8"

With uPVC double glazed windows to the rear and side elevations, uPVC double glazed French doors to the rear elevation, additional door to the side elevation, ceramic tiled floor.

Fitted Kitchen 12' x 11'7"

With uPVC double glazed window to the rear elevation, kitchen comprises: stainless steel sink, drainer and mixer tap, a range of wall and base units with work surfaces over, inset four ring gas hob and double oven with extractor hood over, plumbing for dishwasher, space for fridge freezer, part tiled walls.

Ground Floor WC

With low-level WC, wash hand basin, part tiled walls.

Utility Room 7'6" x 6'9"

With plumbing for washing machine, space for tumble dryer.

First Floor

With uPVC double glazed window to the front elevation, radiator.



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Bedroom One 15' x 12'9"

With uPVC double glazed window to the rear elevation, built-in wardrobes, radiator.

Bedroom Two 11'7" x 11'

With uPVC double glazed window to the rear elevation, built-in wardrobes, radiator.

Bedroom Three 11'1" x 10'9"

With uPVC double glazed window to the rear elevation, built-in wardrobes, radiator.

Bedroom Four 11' x 7'

With uPVC double glazed window to the front elevation, built-in wardrobes, radiator.

Family Bathroom 8'5" x 7'5"

With uPVC double glazed window to the side elevation, bathroom comprises: corner bath with shower head over, low-level WC, wash hand basin, tiled walls, radiator.

Rear Garden

A well maintained rear garden with paved patio seating area, lawn, mature established flowerbeds and shrubs, fencing to perimeter, access to parking and double garage with up and over door to the front elevation.

VALUATIONS: If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.



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Energy Efficiency Rating	
Current Rating – D 62	Potential Rating – B 85



Important Note:

The floor plans are **NOT TO SCALE**, and are intended for use as a guide to the layout of the property only. They should **NOT** be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

IMPORTANT NOTE

'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.'

WE HAVE NOT TESTED ANY MAINS SERVICES, GAS OR ELECTRIC APPLIANCES OR FIXTURES AND FITTINGS MENTIONED IN THESE DETAILS, THEREFORE, PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES BEFORE COMMITTING TO PURCHASE. INTENDING PURCHASERS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE TO THE CORRECTNESS OF THE STATEMENTS CONTAINED IN THESE PARTICULARS. **KNIGHTSBRIDGE ESTATE AGENTS & VALUERS** (NOR ANY PERSON IN THEIR EMPLOYMENT) HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY.'



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