

Harris Drive

Houghton On The Hill, Leicester, LE7 9LW

Asking Price: £260,000



Oliver Rayns
ESTATE AGENTS



- Stylish Semi-Detached Property
- Fitted Kitchen
- Spacious Living / Dining Room
- Three Bedrooms
- Family Bathroom & Shower
- Two Parking Spaces
- Attractive Rear Garden & Patio
- No Upward Chain

Within a popular residential development on the outskirts of this sought-after village is this delightful and immaculately presented semi-detached family house.

Within a popular residential development on the outskirts of this sought-after village is this delightful and immaculately presented semi-detached family house. The impressive accommodation offers ample space for families looking for a more rural way of life, including a fabulous sitting/dining room, a smart fitted kitchen, three bedrooms and a bathroom upstairs, as well as off-road parking and a good-sized garden.

On approaching this lovely family house, a paved path with mature low hedges on either side guides you to the part-glazed front door, which opens into an elegant entrance hall with a wood floor. Ahead of you are the stairs to the first floor while on the right is the cloakroom, which has a low-level WC and a wall-mounted wash hand basin with a mixer tap, a tiled splashback and a fitted mirror.

As you move through the hall, on the left is the super kitchen/breakfast room with a tiled floor features a range of sleek modern wall, base and drawer units with wood work surfaces and upstands above. On one side is a one-and-a-half bowl stainless steel sink with a mixer tap while on the other is an integrated oven with a gas hob and extractor hood above. There is also an integrated washing machine and fridge/freezer.

The kitchen opens out into a stylish lobby, which also benefits from skylights and could be created into a lovely breakfast area, with a stone-flagged floor and storage, as well as French doors that take you into the garden. At the rear is a further double-aspect multifunctional room with double doors onto the entertaining terrace, overlooking the garden. This room could be a study, guest bedroom, an additional reception room or a cosy sun room.

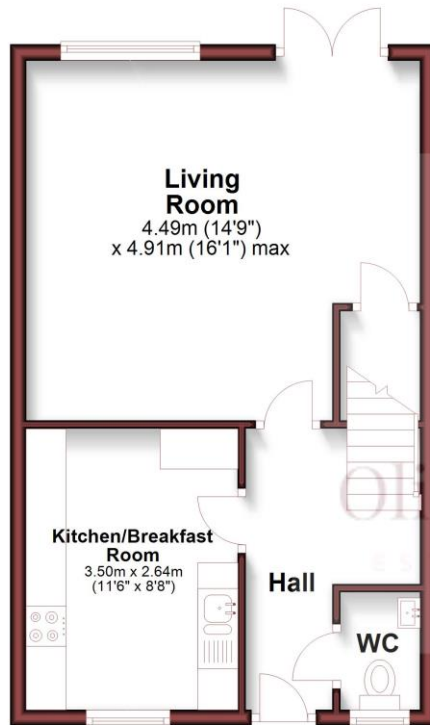
At the end of the hall is the outstanding living room with a wood floor, a large picture window and French doors to the garden which allow lots of light to flood into the room. On one side there is access to the understairs cupboard.





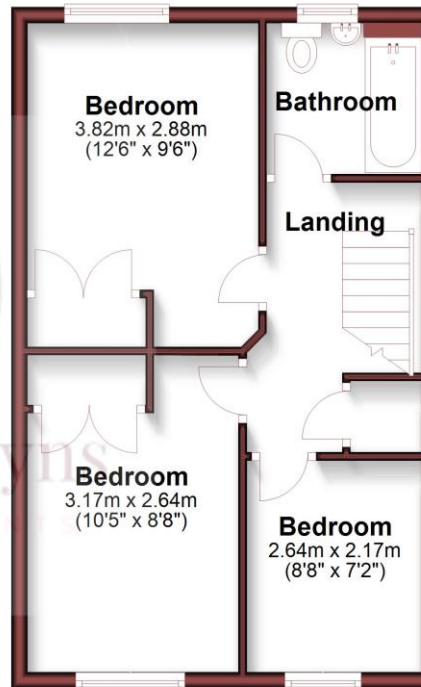
Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)




Total area: approx. 79.4 sq. metres (854.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Oliver Rayns

106 Queens Road
Clarendon Park, Leicester, LE2 3FL
T: 01162 960 940
E: info@oliverrayns.com
www.oliverrayns.com

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

