

Redvers Avenue, Houghton-On-The-Hill

Leicester

Asking Price £450,000

The Property

Set in the popular village of Houghton-on-the-Hill, this modern four double bedroom detached home pairs a classic red-brick façade with a bright kitchen diner, a principal suite and a generous garden.

The house sits back from Redvers Avenue behind a wide tarmac driveway, with neat lawns and planted borders on either side. A gabled front with decorative timber detailing at the apex gives it real presence. An arched brick surround frames the front door, and Georgian-style glazing bars on the windows add a traditional touch. The integral garage sits alongside, with plenty of off-road parking in front.

A central hallway leads to every room on the ground floor, including a cloakroom WC. The sitting room runs nearly 18 feet from front to back, and a deep bay window draws good light into the front of the room. A stone-effect fireplace with an inset fire gives the seating a natural focal point. Wood-effect flooring runs through, and there's ample room for a full sofa arrangement. It's a room that works just as well on a quiet winter evening as it does with the whole family round.

The kitchen diner spans the back of the house and is clearly where day-to-day life happens. Windows to rear and a pair of French doors onto the patio keep it bright throughout the day. Soft grey Shaker-style cabinetry is paired with marble-effect worktops, a glass splashback and a stainless steel chimney extractor over a generous gas hob. An integrated double oven is set at eye level, and recessed spotlights finish the space. Next door, the utility room has matching units, a sink and space for laundry appliances, plus a door out to the garden and a second door into the garage.







Upstairs, the landing has a window to the front and a useful storage cupboard. All four bedrooms are comfortable doubles. The principal bedroom sits at the front of the house and has its own dressing room, which leads through to a private en suite shower room. It makes a self-contained retreat away from the rest of the household. Bedroom two is the largest of the remaining three at almost 14 feet long, and bedrooms three and four are well proportioned too. That gives a growing family, regular guests or anyone working from home real flexibility. The family bathroom is finished in large-format grey tiling, with a bath and modern white suite.

The rear garden is a real asset and larger than you might expect for a home of this age. Timber picket fencing and a gate create a paved patio area next to the house, which is ideal for keeping an eye on young children or dogs. Beyond it, a wide lawn stretches to a second seating terrace at the far end, framed by planted borders and fully fenced boundaries. A timber shed gives useful storage. With an EPC rating of B, the home should also be economical to run.

The Location

Houghton-on-the-Hill is a well-regarded village on the A47, around seven miles east of Leicester city centre. It has a strong community feel, a parish church and a village primary school, with open Leicestershire countryside on the doorstep for walks. Thurnby, Evington and Oadby are a short drive away for supermarkets, shopping and further schooling. Leicester is easily reached for the city's shops, restaurants and culture, and the train station has services to London St Pancras in a little over an hour. Heading east, Uppingham and Rutland Water are within easy reach for weekends out.




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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Four Double Bedroom Modern Detached Home
- Popular Village of Houghton-on-the-Hill
- Bay-Fronted Sitting Room with Feature Fireplace
- Kitchen Diner with French Doors to the Garden
- Utility Room with Garden Access and Garage Door
- Principal Bedroom with Dressing Area and En Suite
- Family Bathroom with Bath and Separate Shower
- Integral Garage and Wide Driveway Parking
- Generous Enclosed Rear Garden with Patio and Shed

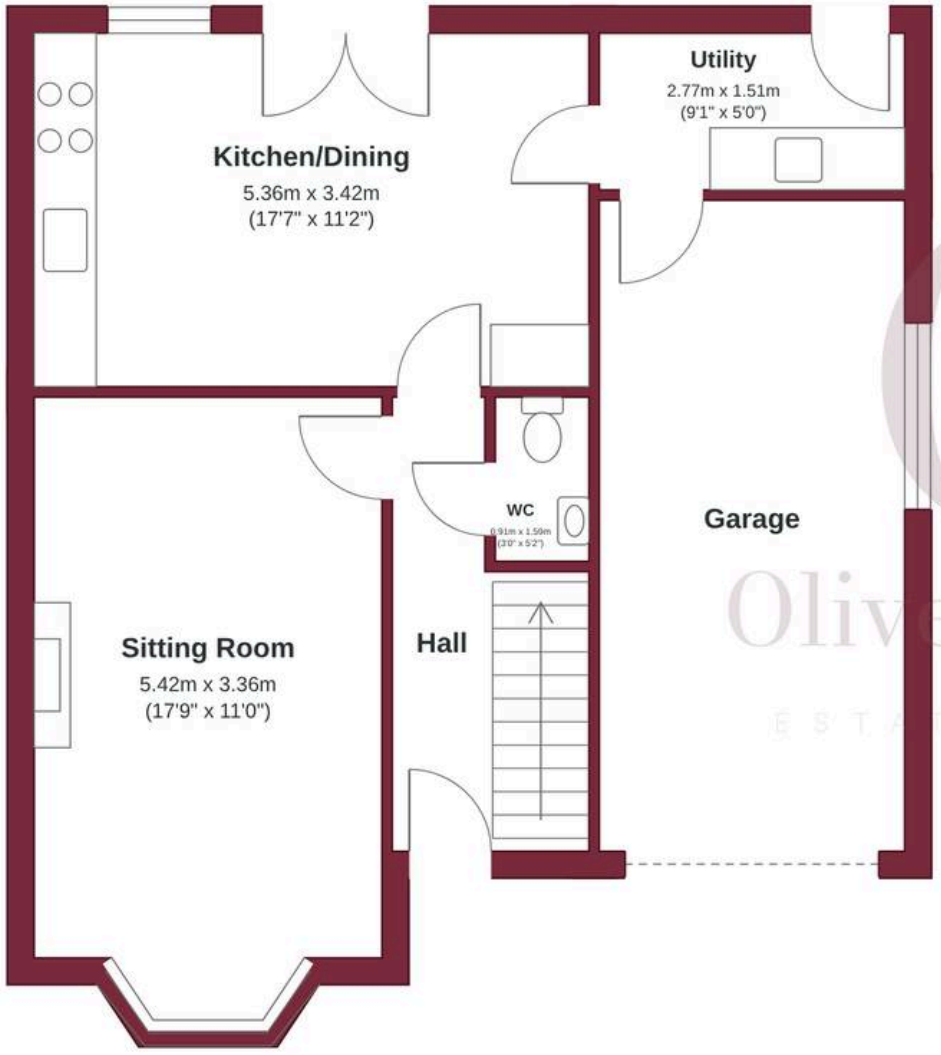

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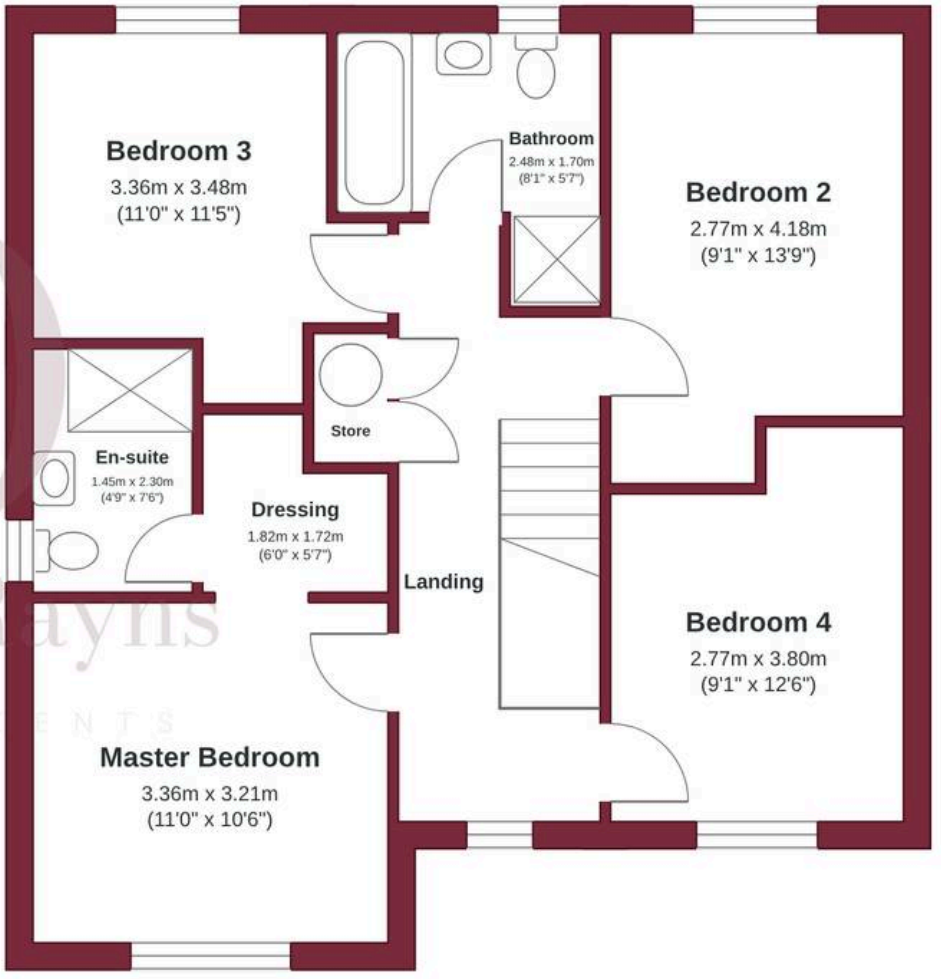




Ground Floor



First Floor



Oliver Rayns
ESTATE AGENTS

For illustrative purposes only. Not to scale. Measurements are approximate and should not be relied upon.



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