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Service without compromise

40 St. Catharines Way, Houghton-on-the-Hill, LE7 9HE

£350,000

Offering fantastic scope to modernise or extend (subject to planning permission) to the new buyers exact specifications and priced keenly to reflect, is this spacious link detached family home. The property occupies a pleasant position in the village of Houghton On The Hill which benefits from a variety of its own amenities and is well placed by the A47 with directs links to both Leicester City and Peterborough for the commuter. Accommodation briefly comprises entrance hall, ground floor WC, 26'0" lounge/diner, kitchen, landing, four bedrooms and family bathroom. Outside there is a driveway leading under a short carport to the single garage and at the rear is a generously proportioned lawned rear garden facing a South-Easterly direction. Adams & Jones are delighted to present this opportunity with the added benefit of no upwards sales chain.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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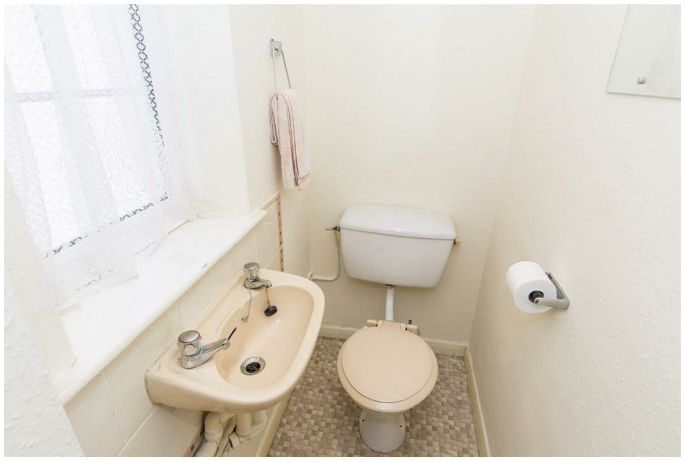
Entrance Hallway

Timber front entrance door. UPVC double-glazed window to side. Radiator.

Ground Floor WC



Opaque UPVC double-glazed window to side. WC. Wash hand basin.

Lounge/Diner 26'0" x 13'0" max / 13'9" min (7.92m x 3.96m max / 4.19m min)

UPVC double-glaze bow window to front. UPVC double-glazed window to rear. Electric fire over marble hearth. Coving to ceiling. Radiator.

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Kitchen 9'1" x 8'10" (2.77m x 2.69m)

UPVC double-glazed window to rear. Opaque UPVC double-glazed side entrance door. Fitted range of wall and floor mounted units. Stainless steel one and a half bowl sink. Electric oven. Gas hob and extractor hood. Recessed space and plumbing for washing machine, fridge and freezer. Wall mounted gas central heating boiler.

Landing

UOVC double-glazed window to side. Loft access hatch. Airing cupboard.

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Bedroom One 12'10" x 12'8" max into wardrobe (3.91m x 3.86m max into wardrobe)

UPVC double-glazed window to front. Fitted wardrobes. Radiator.

Bedroom Two 13'0" x 10'1" (3.96m x 3.07m)

UPVC double-glazed window to rear. Fitted wardrobes. Radiator.

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Bedroom Three 9'9" x 9'0" (2.97m x 2.74m)

UPVC double-glazed window to rear. Fitted wardrobes. Radiator.

Bedroom Four 9'9" x 8'9" (2.97m x 2.67m)

UPVC double-glazed window to front. Radiator.

Family Bathroom 6'5" x 6'4" (1.96m x 1.93m)

Opaque UPVC double-glazed window to front. WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Tiled walls. Shaver point. Radiator.

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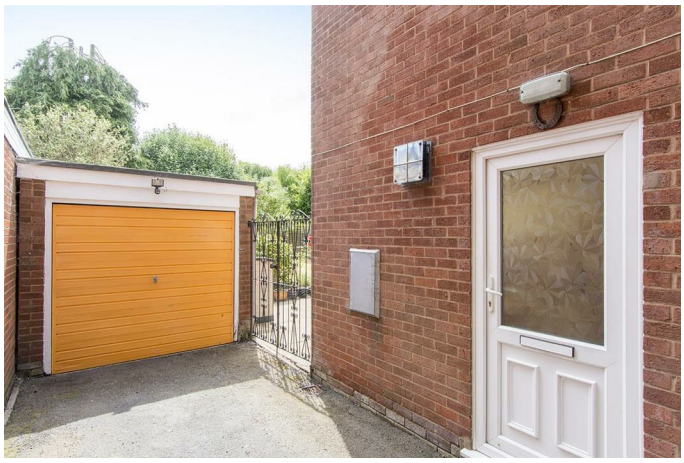
Front

Lawned front garden with shrubs inset. Gated short car port (under bedroom four) offering a driveway for approximately three cars and gated side access to the rear garden.

Single Garage



Up and over vehicle access door. Power and light connected. Single glazed window to rear.

Rear Garden

Facing a South-Easterly direction and being of a generous size, mainly laid to lawn with paved patio. Well stocked plant borders. Timber shed.

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Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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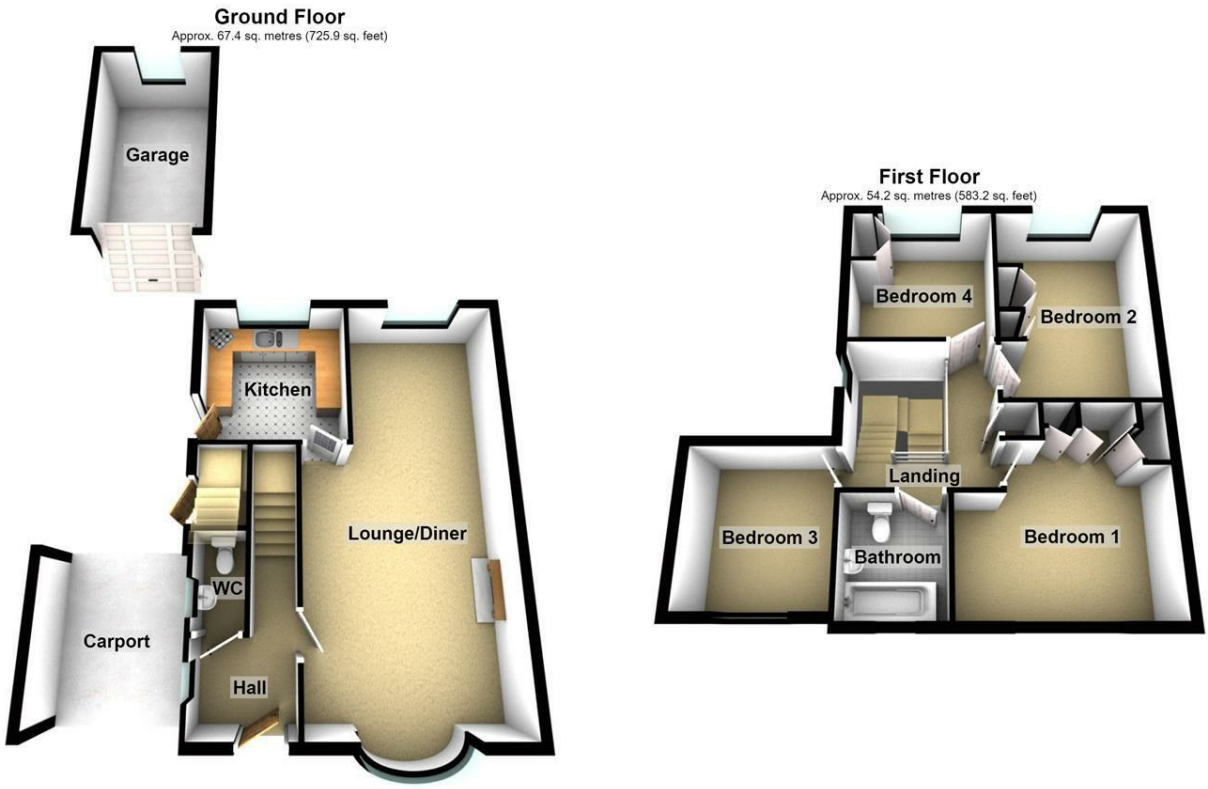
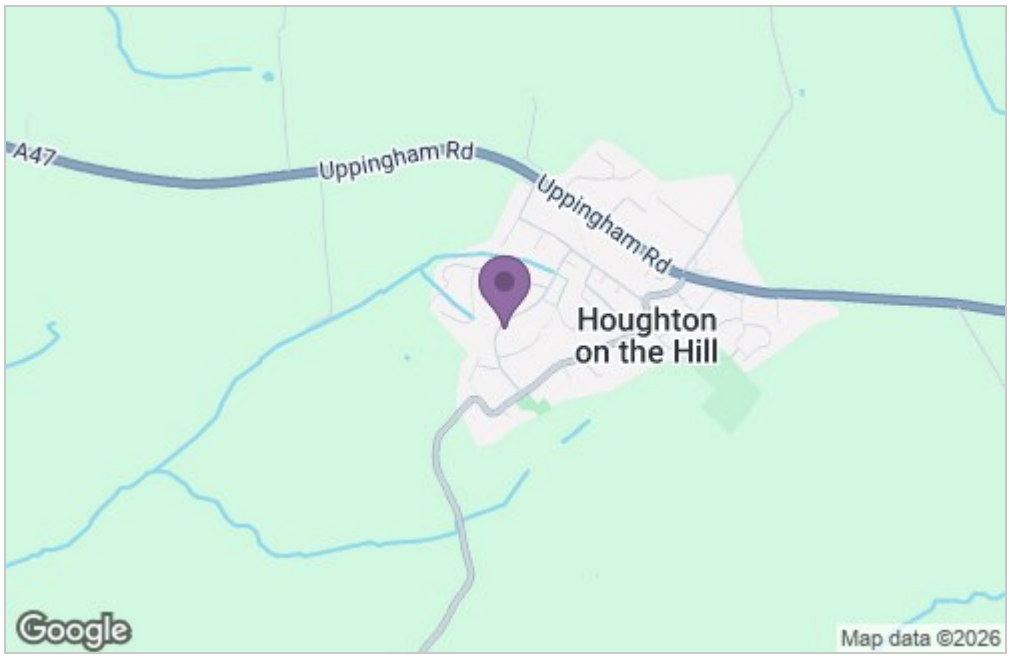
Floor Plan

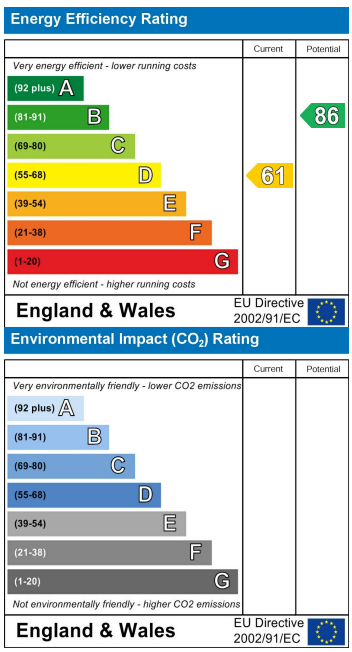


Total area: approx. 121.6 sq. metres (1309.1 sq. feet)

Area Map



Energy Efficiency Graph



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