Alexanders
MarketMakers.

Chapel Close
Houghton-On-The-Hill

- Four bedroom link-detached home
- Beautifully presented throughout
- Stylish open-plan kitchen/diner
- Bright bay-fronted sitting room
- Versatile bedroom or home office
- Refitted modern family bathroom
- Off-road parking with a carport and garage
- Private southeast-facing rear garden
- EPC Rating D / Council Tax Band D / Freehold

Alexanders are delighted to bring to the market this beautifully presented four-bedroom link-detached home, occupying a peaceful position within a quiet cul-de-sac in the highly sought-after village of Houghton on the Hill.

Beautifully presented throughout, this home offers generous family living with stylish contemporary finishes. A welcoming entrance hall provides access to the front sitting room, where a bay window overlooks the village green. The open-plan kitchen/diner has been thoughtfully reconfigured to create a sociable and modern living environment, featuring shaker-style cabinetry, a central island with breakfast seating, integrated appliances, and French doors opening onto the garden. There is also a WC, useful storage, and stairs rising to the first floor.

Upstairs are four well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and views to the front, while bedroom two overlooks the rear garden. Bedroom three provides further flexible accommodation, with bedroom four currently arranged as a utility/store room but equally suited as a nursery, study, or home office. Completing the accommodation is a stylishly refitted family bathroom featuring a contemporary suite with a bath and shower over, vanity basin, and concealed-cistern WC, finished with modern tiling.

To the front, a lawned garden and shared gravel driveway lead to the carport and single garage, with parking for up to three vehicles. The southeast-facing rear garden is private and designed for low maintenance, featuring a paved seating terrace, level lawn, and an elevated gravelled area.

Location:
Houghton on the Hill is regarded as one of east Leicestershire's most desirable villages, offering an attractive balance of countryside living and everyday convenience. Surrounded by rolling countryside yet within easy reach of Leicester city centre and excellent road links, the village enjoys a strong sense of community, together with a range of local amenities including a village shop, public house, highly regarded primary school, village hall, and recreational facilities.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG. Council Tax Band D.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

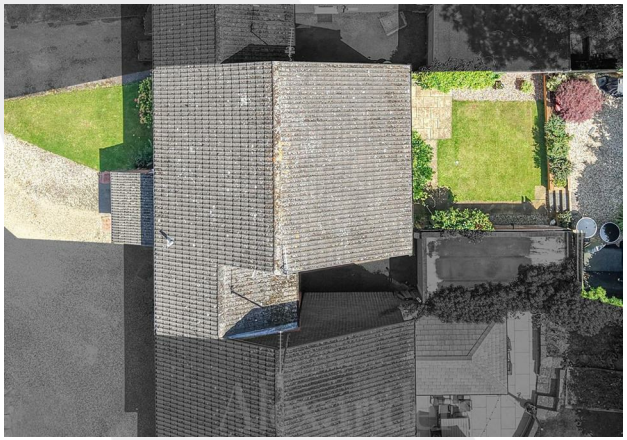
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

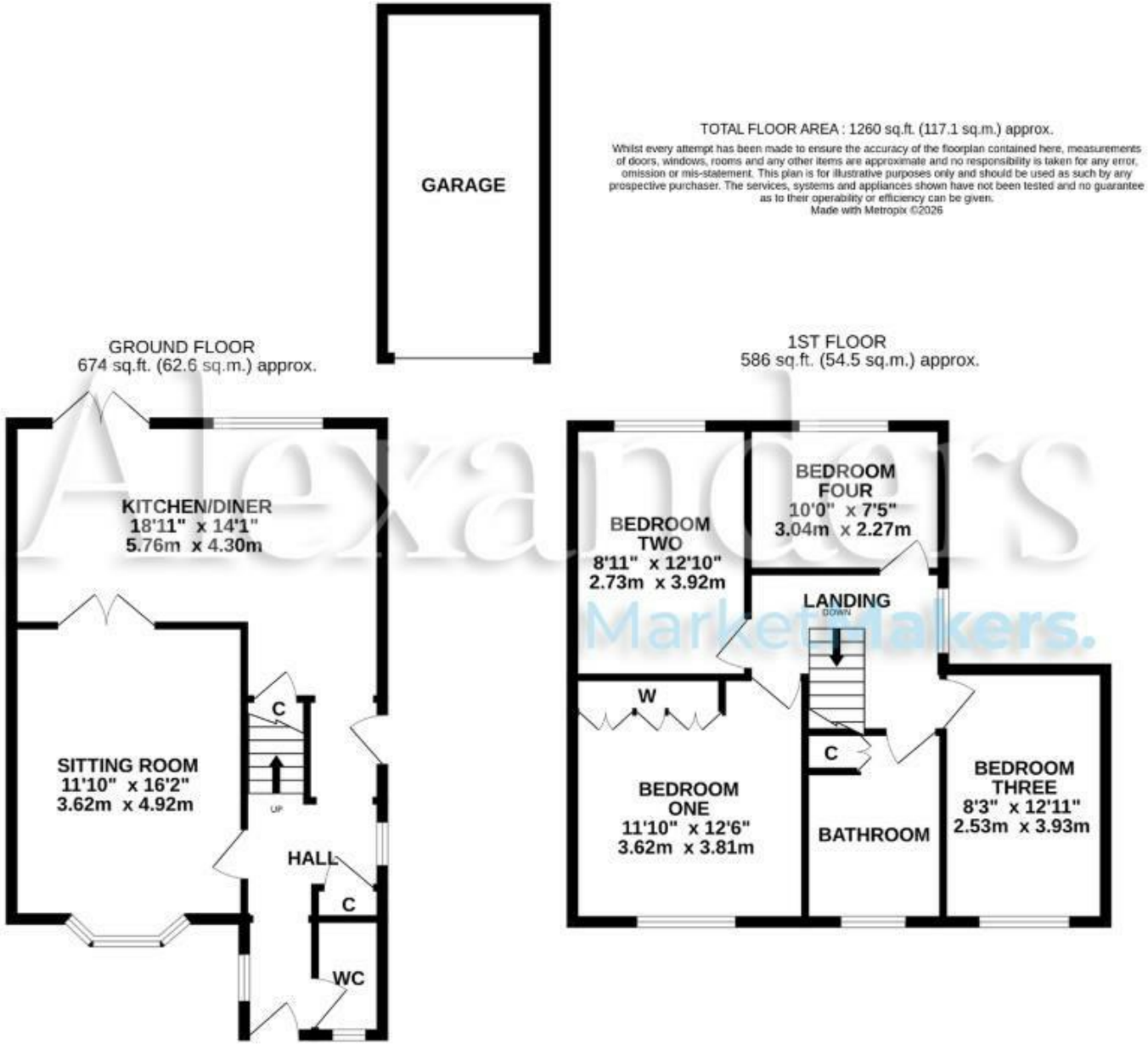
Money Laundering:

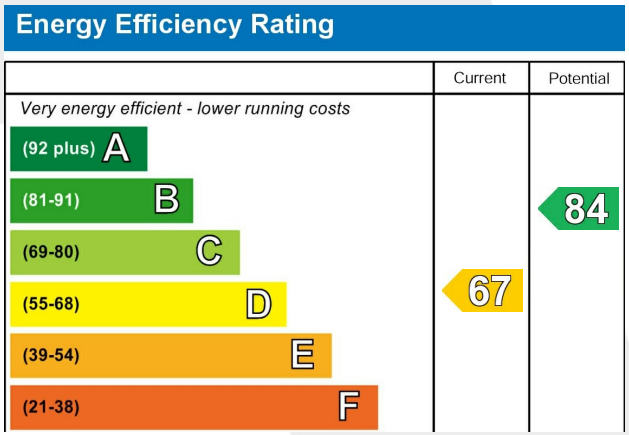
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.







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