



41 Main Street, Houghton-on-the-Hill, Leicester LE79GE

MOORE
& YORK



Property at a glance:

- Detached Grade II Thatched Cottage
- Wealth Of Original Features
- Sought After Village Location
- Easy Access Local Facilities & Highly Rated Schools
- Four Double Bedrooms
- Previously Three Cottages
- Detached Double Garage
- Spacious Accommodation Throughout
- Viewing Essential
- No Upward Chain

Guide Price £685,000 Freehold



Character Grade II listed detached thatched cottage being sold with no upward chain standing proudly in the heart of this popular Leicestershire village offering its own selection of shops and leisure facilities and a primary school filtering into the popular Gartree and Beauchamp colleges and within easy access of open countryside walks. Having originally been three cottages this lovely home offers a wealth of period features and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, sitting room, dining room, garden room, study, inner hallway, shower room, breakfast room, kitchen, rear lobby and cloakroom and with principal stairwell leading two bedrooms and bathroom and two further bedrooms individually accessed by stairwells and stands on good sized plot with detached double garage to side. Rarely to such character homes become available and an internal viewing essential.

DETAILED ACCOMMODATION

Hardwood door with storm canopy over leading to;

ENTRANCE HALL

Exposed beams, open plan aspect to accommodation.

SITTING ROOM

22' 6" x 12' 6" (6.86m x 3.81m) Feature Inglenook fire with inset solid fuel burner and seating, exposed beams, two double radiators, radiator, alcove cupboard, sealed double glazed window, enclosed stairwell.

DINING ROOM

15' 9" x 10' 11" (4.80m x 3.33m) Red brick fire surround with matching hearth and mantle over, exposed beams, double radiator, sealed double glazed window. double doors to garden room.

FAMILY ROOM

15' 9" x 12' 10" (4.80m x 3.91m) Double radiator, sealed double glazed window to front and rear aspect, enclosed stairwell, open plan aspect to;





KITCHEN

12' 7" x 8' 11" (3.84m x 2.72m) Fitted in a range of cottage style carved maple wood units comprising sink unit with cupboard under, matching base units with granite work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, range cooker set in chimney breast with inset extractor fan, integrated dishwasher, tall larder cupboard, dual aspect sealed double glazed window.

OUTER HALLWAY

Double radiator, shelved cupboard, door to rear garden.

CLOAKROOM/WC

Low level WC and hand basin, wall mounted gas boiler, work surface with cupboard below, wall mounted cupboard, sealed double glazed window.

GARDEN ROOM

14' 9" x 13' 7" (4.50m x 4.14m) Sealed double glazed French door and windows overlooking gardens, radiator, tiled floor, inset spotlights.

STUDY

10' 8" x 8' 9" (3.25m x 2.67m) Radiator, sealed double glazed window.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, tiled throughout, sealed double glazed window.

PRIMARY STAIRWELL

LANDING

Double radiator, exposed beams, sealed double glaze window.

BEDROOM 1

15' 9" x 14' 7" (4.80m x 4.45m) Double radiator, dual aspect sealed double glazed windows, fitted wardrobe and dressing table.

FOUR PIECE FAMILY BATHROOM

Four piece suite comprising corner shower with easy wipe splash back, whirlpool bath with shower attachment over, pedestal wash hand basin and low level WC, tiled splash backs, heated towel rail, exposed beams.

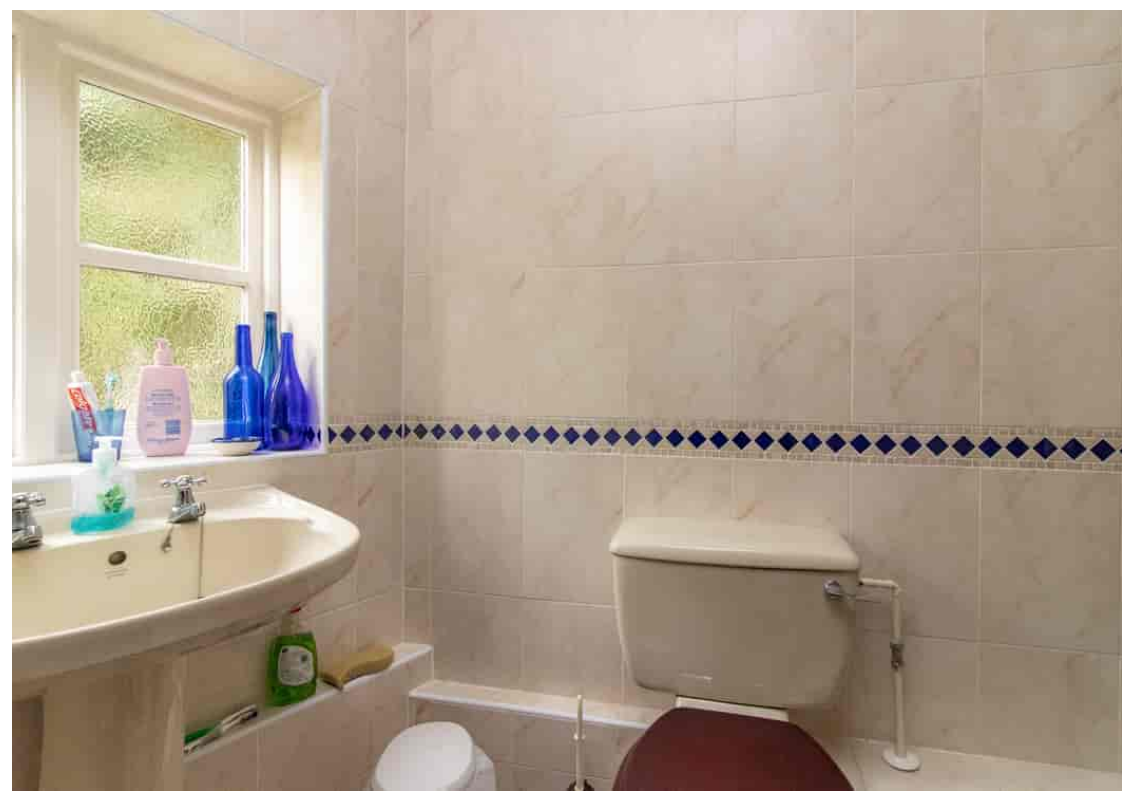
BEDROOM 4

14' 5" x 9' 1" (4.39m x 2.77m) Velux window, sealed double glazed window, access to loft space.

SECONDARY STAIRWELL









BEDROOM 3

15' 6" x 11' 8" (4.72m x 3.56m) Double radiator, vanity sink unit, sealed double glazed window, exposed beams, fitted wardrobe.

FURTHER STAIRWELL

BEDROOM 2

15' 6" x 12' 9" (4.72m x 3.89m) Double radiator, fitted wardrobe, dual aspect sealed double glazed window, vanity sink unit.

OUTSIDE

Block paved driveway to side providing parking leading to further parking and detached double garage with power and light and electrically operated up and over door.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed, and an alarm system is fitted.



VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

COUNCIL TAX BAND

Harborough F

TENURE

Freehold



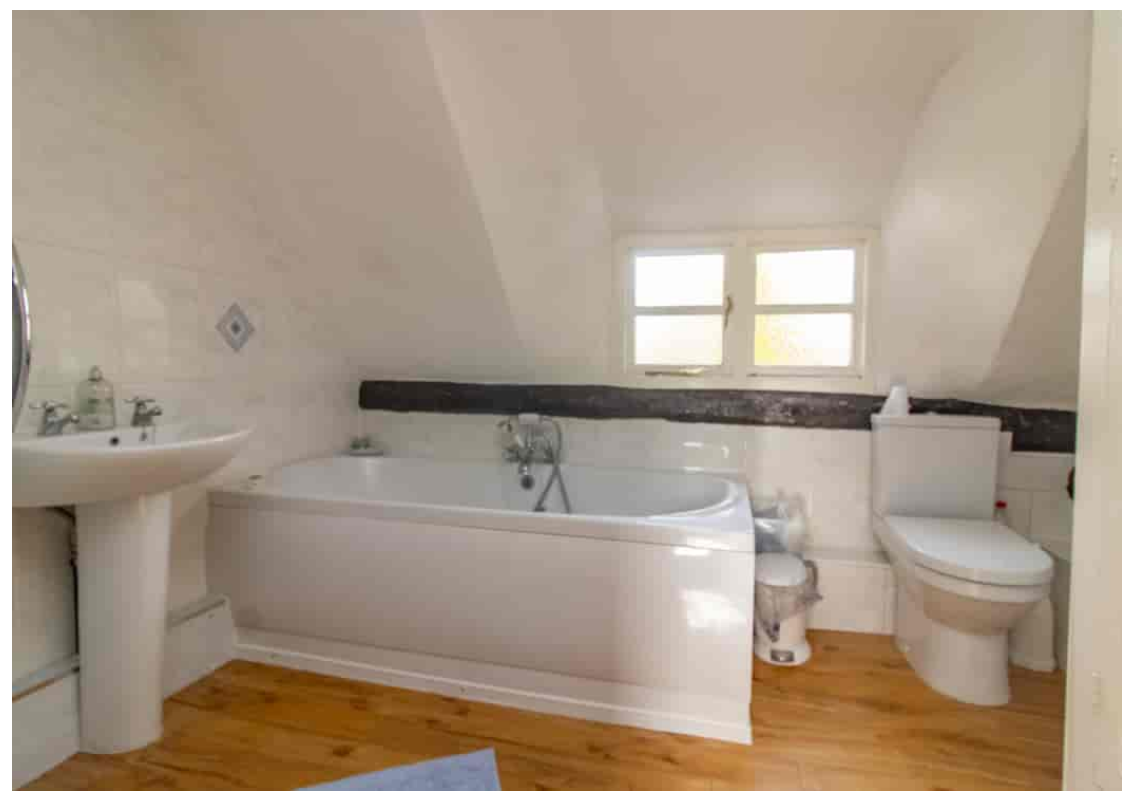
EPC RATING

Not Required as Listed Property

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

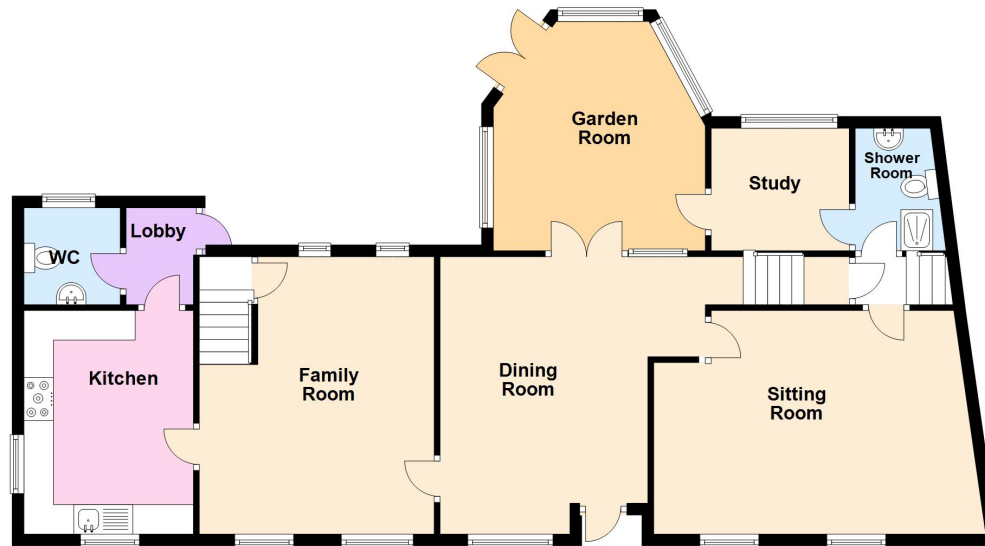
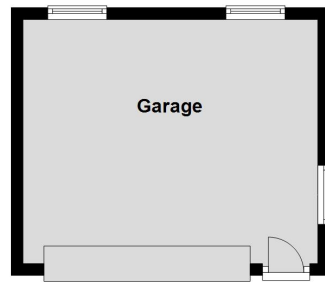
IMPORTANT INFORMATION





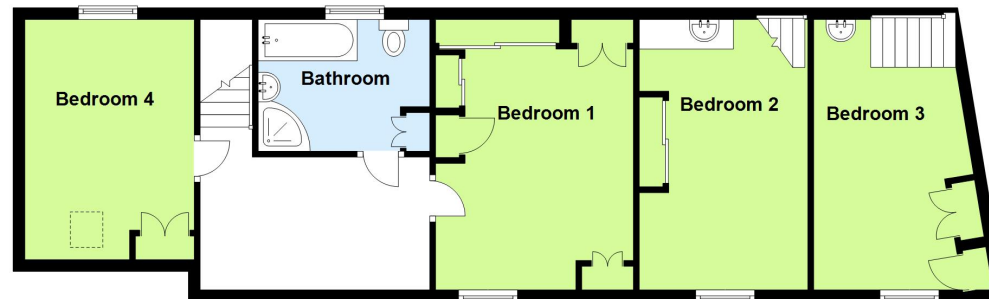
Ground Floor

Approx. 118.1 sq. metres (1270.9 sq. feet)



First Floor

Approx. 72.0 sq. metres (775.1 sq. feet)



Total area: approx. 190.1 sq. metres (2046.0 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

