



**Leicester Road, Tilton On The Hill**  
Leicester, Leicestershire, LE7 9DB

**NEWTON**FALLOWELL  **FLAGSHIP**



Leicester Road, Tilton On The Hill  
Leicester, Leicestershire, LE7 9DB  
**£315,000**

Situated within the desirable village of Tilton On The Hill, Leicestershire LE7, THIS THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME offers spacious and well proportioned rooms having WONDERFUL COUNTRYSIDE VIEWS: Newton Fallowell Oadby are pleased to offer For Sale this well presented property occupying a spacious plot within a popular Leicestershire village having excellent road links to Melton Mowbray, Oakham along with villages along the Leicestershire/Rutland boundary. The accommodation briefly comprises of a porch and hallway entrance leading into a spacious 'L' shaped lounge/diner. There is an open plan kitchen and utility area, formal dining room, conservatory and ground floor w/c. The first floor provides three double bedrooms, family bathroom and converted attic space for use as a family room or additional bedroom if desired. Outside there is a large driveway with ample parking along with a large garden primarily laid to lawn with countryside views, patio and decking area. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

**Accommodation**



### Porch & Hallway

Porch entrance having vinyl flooring, oil fired boiler and space for coats and shoes leading into the central hallway having stairs to first floor, storage cupboard, carpet flooring and central heating radiator.

### Lounge/Diner

20'3" x 17'4" (6.19 x 5.29)

Spacious and light 'L' shaped reception room with family dining space having carpet flooring, fireplace, central heating radiator, double glazed bay window to the rear aspect and door through to the conservatory.

### Kitchen

14'11" x 8'11" (4.57 x 2.73)

Fitted kitchen having base and wall storage cupboards, stainless steel sink and drainer, space and plumbing for appliances, freestanding cooker with extractor hood over, double glazed window to the side aspect, open hatch through to the dining area, spot lights to ceiling and central heating radiator.

### Utility

11'5" x 9'2" (3.50 x 2.81)

Spacious utility area having double glazed door and window to the rear aspect along with a side entrance door to the front, vinyl flooring, fitted base units with space and plumbing for appliances, two stainless steel bowl sinks with tiled splash back.

### Dining Room

15'7" x 8'7" (4.76 x 2.64)

Formal dining room having double glazed windows to the front and sides aspects, carpet flooring and central heating radiator.

### Conservatory

11'9" x 9'2" (3.60 x 2.81)

Double glazed conservatory having patio doors to the side aspect, tiled flooring and central heating radiator.

### W/C

Ground floor toilet having wall mounted wash hand basin, vinyl flooring, central heating radiator, window to the front aspect and low level flush w/c.

### First Floor Landing

Spacious landing area with double glazed window to the side aspect, carpet flooring, doors to all rooms and attic room ladder access.

### Bedroom One

13'6" x 10'10" (4.13 x 3.32)

Double bedroom having a double glazed window to the rear aspect with wonderful countryside views, carpet flooring, central heating radiator and fitted double wardrobes.

### Bedroom Two

10'10" x 10'7" (3.32 x 3.23)

Double glazed window to the front aspect, carpet flooring, central heating radiator, fitted double wardrobes, double bedroom.

### Bedroom Three

10'0" x 8'11" (3.05 x 2.74)

Double bedroom with window to the rear aspect overlooking the garden, carpet flooring and central heating radiator.

### Bathroom

Family bathroom having a fitted suite comprising bath with shower over, low level flush w/c, vanity wash hand basin, heated towel rail, window to the side aspect, tiled floor and fully tiled walls.





### Attic Room

17'5" x 11'3" (5.33 x 3.43)

Converted attic space providing an additional family room or bedroom with carpet flooring, central heating radiator, eaves storage and three sky light windows.

### Outside

The property is set back from the road having a long driveway leading to an open paved frontage, the rear garden offers space and delightful countryside views with a decking and patio area.

### Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion of sale.

### Council Tax Information

Harborough District Council - Tax Band D. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

### Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

### Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers,







lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

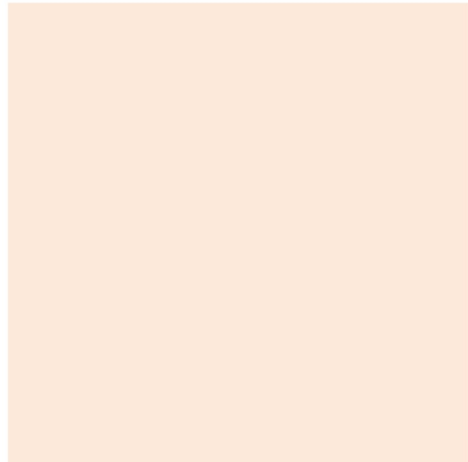








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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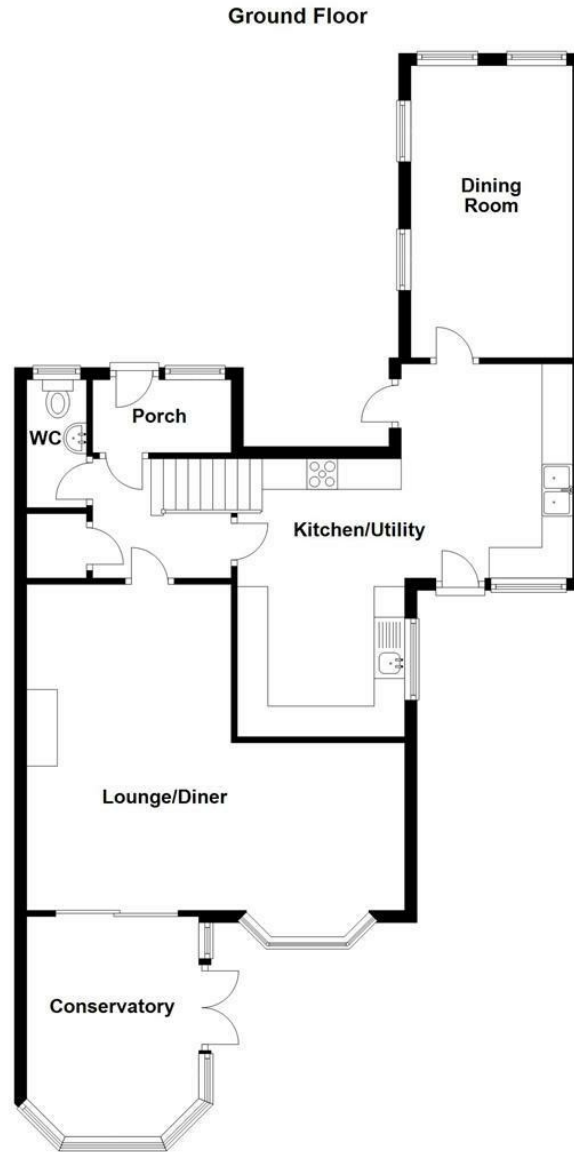


# NEWTON FALLOWELL FLAGSHIP

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Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



