



Marefield Lane, Tilton on the Hill
Asking Price Of £372,500



Situated within this select development on the edge of this hilltop village with outstanding uninterrupted views to the front aspect, this spacious three double bedroom home, constructed circa 2005 and featuring two reception room, breakfast kitchen, utility room and downstairs W/C. To the first floor are three sizable bedrooms, principle and guest with en-suites, a family bathroom with bath and separate free-standing shower completes this floor. A brick built detached garage and an enclosed rear garden which is mainly laid to lawn with a paved patio area. to the front is a lawn area and driveway to the garage. Ideal for those seeking a three-bedroom home of a size normally associated with a four-bedroom property, viewing is essential to appreciate the size and position of the property.

FREEHOLD

EPC: D

COUNCIL TAX: E

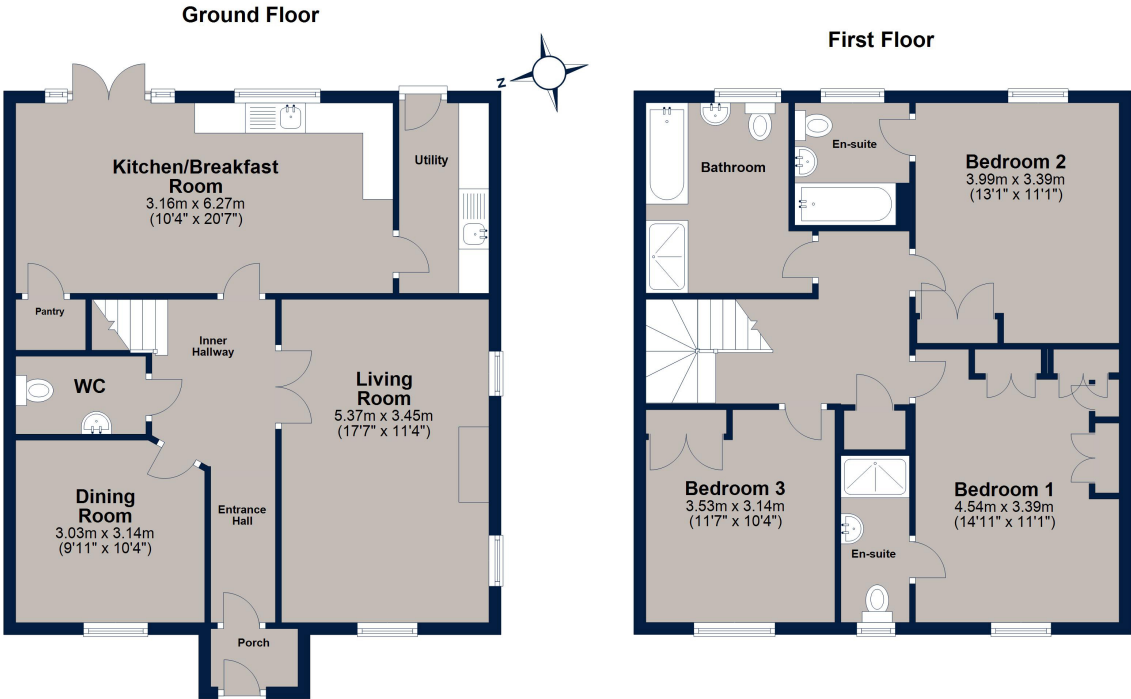
MAIN: Water and Electric. (Oil fired central heating)





Marefield Lane, Tilton on the Hill

Tilton on the Hill is a sought-after village situated on the Leicestershire/Rutland border and offers a wide range of local amenities. The nearby market towns of Oakham and Uppingham offer excellent schooling and a fast Intercity / Mainline train service is available at Market Harborough and Leicester.



Total area: approx. 137.2 sq. metres (1477.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.

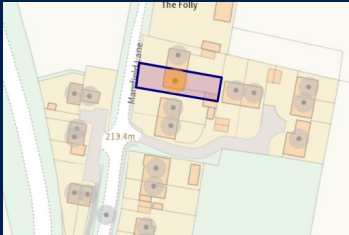


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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements