

JAMES
SELICKS

SYCAMORE COTTAGE

TILTON ON THE HILL, LEICESTERSHIRE

SALES LETTINGS SURVEYS MORTGAGES

Sycamore Cottage

Melton Road, Tilton on the Hill
Leicestershire LE7 9LG

A beautiful, period cottage located in the heart of this thriving east Leicestershire village. The property which has been beautifully refurbished by the current owners boasts a wealth of original features including exposed stone walls, fireplace, wood flooring and a beautiful vaulted reception landing.

Entrance hall | cloakroom | sitting room | dining room | garden room | dining kitchen | master bedroom | en-suite | dressing room/bedroom 4 | two further bedrooms | bathroom | driveway | double garage room above | pretty gardens | church views | EPC-G

LOCATION

Tilton on the Hill is widely recognised as having some of the most attractive countryside within Leicestershire whilst being located just three miles from Billesdon (approximately) thirteen miles from Market Harborough, eight miles from Oakham and eleven miles from Leicester, well positioned for centres of population and popular schooling in both the state and public sector including Stoneygate, Leicester Grammar, Uppingham and Oakham. Mainline railway stations are available at both Leicester and Market Harborough with links to London St Pancras in approximately one hour.

ACCOMMODATION

The property is entered via a side door leading into an entrance hall with ceramic tiled flooring, access to the garage, a cloakroom providing a two piece suite and a further door into the cosy sitting room which houses the stairs to the first floor and enjoys a window to the front, exposed ceiling beams, a feature cast iron log burner set into a chimneybreast inglenook with tiled hearth and exposed beam mantel over, an open doorway leads through to the dining room which has a window to the front and again, has an open doorway to the dining kitchen which boasts a good range of farmhouse style base level units and drawers with blockwood preparation surfaces above and ceramic sink and drainer unit with mixer tap over metro tiled splashbacks, further built-in eye level units and shelving, a Smeg range style Aga set into a brick

inglenook recess, integrated dishwasher, ample space for a dining table, flagstone flooring, exposed beams, ceiling spotlights, windows to the front and rear and a door leading to a reception hall with black and white tiled flooring, window to the rear and a door to the beautiful garden room with door and windows overlooking the garden, flagstone flooring, exposed beams, feature vaulted ceiling and access to a utility room providing units and drawers, worktops, a stainless steel sink and drainer unit and plumbing for automatic washing machine.

To the first floor a large landing with a bay window to the rear and a feature beamed vaulted ceiling provides a seating area, access to the boarded loft and bedrooms. Bedroom three has a window to the front. The family bathroom has an opaque window to rear, a Victorian style three piece suite comprising freestanding Cambridge bath on cast iron ball and claw feet with central mixer taps and shower over, oval shower curtain, pedestal wash hand basin, low flush WC, part metro tiled and part painted brick walls, ceiling spotlights and stripped floorboards. Bedroom two has a window to the front. The master bedroom enjoys two windows to the rear, built-in wardrobes, access to a dressing room (potential bedroom four) with built-in shelving and storage and window to the front. An en-suite to the master bedroom provides a three piece suite comprising bath with Mira shower over, pedestal wash hand basin and low flush WC, fully tiled walls and floor, window to the rear.

OUTSIDE

To the side of the property is a gated driveway providing ample off street car standing. A garage with up and over door, power, lighting and stairs rising to a room above currently used as a gym. To the rear of the property is an easily maintained pretty garden, mainly laid to lawn with gravelled patio areas, raised walled floral borders, a variety of trees and shrubs and walled boundaries.

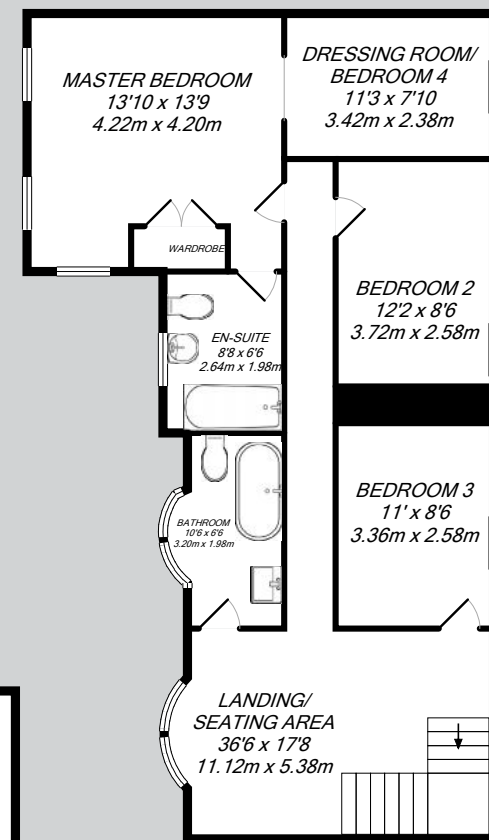
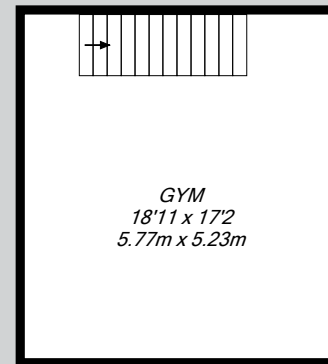
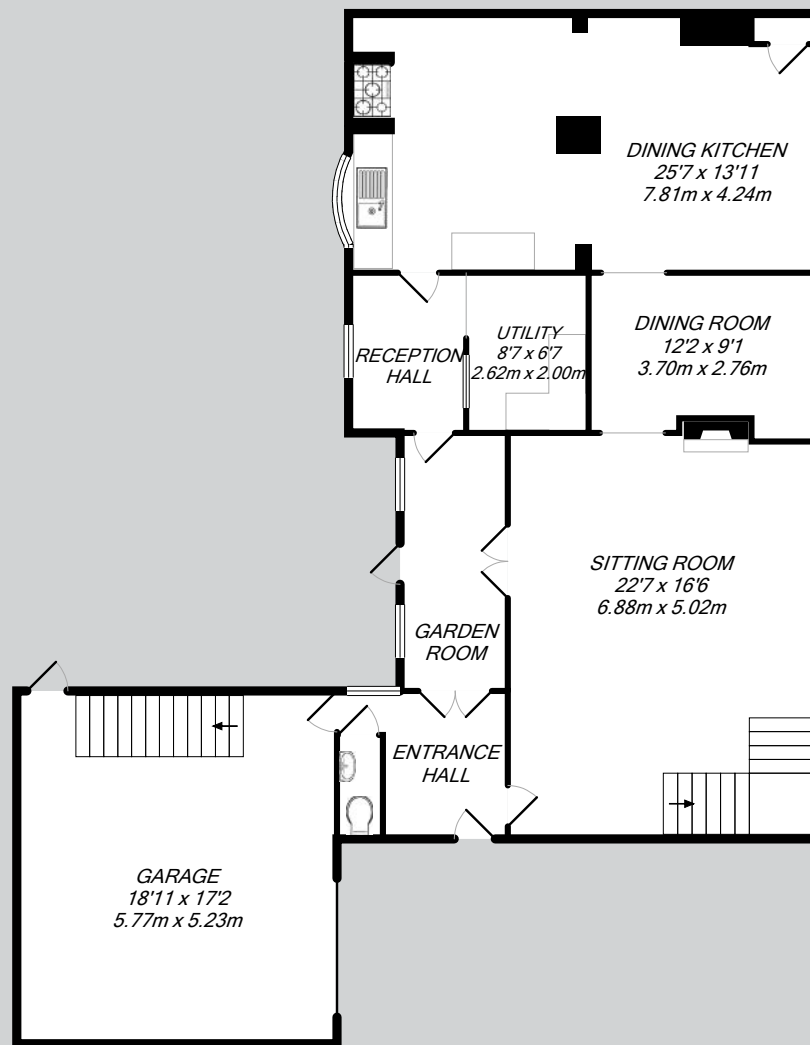
DIRECTIONAL NOTE

From the centre of Leicester travel via the A47 in an easterly direction turning left onto Tilton Lane which becomes Leicester Road and Melton Road. Continue along this road where the property can eventually be located, indicated by our "For Sale" sign.









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Total Approximate Gross Internal Floor Area

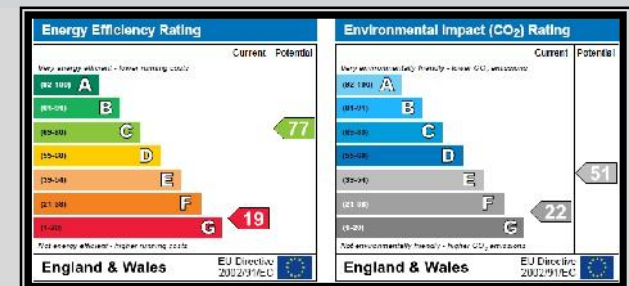
House = 1919 SQ FT / 178 SQ M

Garage & Gym = 649 SQ FT / 60 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.





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Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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