



Marefield Lane, Tilton On The Hill
Leicester, Leicestershire, LE7 9LJ

NEWTONFALLOWELL  **FLAGSHIP**

Marefield Lane, Tilton On The Hill
Leicester, Leicestershire, LE7 9LJ
£360,000

A superbly presented THREE DOUBLE BEDROOM AND THREE BATHROOM SEMI-DETACHED FAMILY HOME offering delightful countryside views within a quiet rural location to the edge of the village of Tilton On The Hill, Leicestershire LE7: Newton Fallowell Oadby are proud to offer For Sale this spacious and well proportioned home having a character feel with modern touches throughout set along a quiet country lane and being within walking distance of local shops, amenities, green spaces and schools. The accommodation briefly comprises of a porch and hallway entrance leading into a lounge, study/office, kitchen/diner, utility room and cloakroom w/c. The first floor landing leads into three double bedrooms with two en-suite shower rooms and a family bathroom. Outside there is a single garage with driveway to the side along with front garden and well maintained rear garden with patio area. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation

Porch

Hardwood entrance door opening into the porch which has a tiled floor with space for shoes and coats.



Hallway

Spacious hallway having a tiled floor, central heating radiator, stairs to first floor and doors to all rooms.

Lounge

17'7" x 11'4" (5.37 x 3.47)

Superbly presented sitting room providing space and light with laminate flooring, hardwood double glazed windows to the front and side aspects, central heating radiator and fireplace.

Study/Home Office

10'3" x 9'10" (3.14 x 3.00)

Multi purpose room which could be utilised as a home office, dining space or play room having carpet flooring, hardwood double glazed window to the front aspect and central heating radiator.

Kitchen/Diner

20'7" x 10'3" (6.28 x 3.14)

Open plan kitchen and dining area having a spacious feel overlooking the rear garden. The kitchen offers base and wall mounted storage units, granite effect worktops, integrated electric hob, oven and extractor hood, stainless steel sink and drainer unit, hardwood double glazed window to the rear aspect, tiled flooring, part tiled walls and door to the utility room. The dining area has hardwood double doors leading out onto the patio area, tiled flooring, central heating radiator, understairs cupboard and dining space for the family.

Utility Room

10'3" x 4'11" (3.14 x 1.51)

Base and wall mounted storage units, stainless steel sink and drainer unit, door to the rear garden, space and plumbing for appliances including washing machine, central heating radiator and oil fired boiler.

Cloakroom W/C

Low level flush w/c, pedestal wash hand basin, tiled flooring and central heating radiator.

First Floor Landing

Spacious landing area with return staircase, carpet flooring, loft access, central heating radiator, airing cupboard storage and doors to all bedrooms and bathroom.

Bedroom One

15'1" x 11'5" (4.60 x 3.48)

Double bedroom with hardwood double glazed window to the front aspect having countryside views, carpet flooring, fitted double wardrobes providing ample storage space, central heating radiator and door to en-suite

En-Suite

Fitted en-suite having walk in shower, low level flush w/c, pedestal wash hand basin with mixer tap, window to front aspect, tiled flooring and part tiled walls, heated towel rail, extractor fan and spot lights to ceiling.

Bedroom Two

13'1" x 11'5" (3.99 x 3.48)

Having views to the rear of the property this double bedroom has carpet flooring, central heating radiator, fitted wardrobe, hardwood window and door to the en-suite bathroom.

En-Suite Bathroom

Fitted suite comprising of bath with shower over, low level w/c, pedestal wash hand basin, tiled floor and part tiled walls, central heating radiator, heated towel rail, spot lights to ceiling and window to rear aspect.

Bedroom Three

11'8" x 10'3" (3.58 x 3.14)

Double bedroom having countryside views to the front aspect through the hardwood double glazed window, carpet flooring, central heating radiator and fitted double wardrobe.



Family Bathroom

Spacious family bathroom having walk in shower, bath, low level flush w/c, pedestal wash hand basin, tiled flooring and part tiled walls, central heating radiator, heated towel rail, extractor fan and window to the rear aspect.

Garage

Single garage with driveway to the side of the property having up and over door to the front, side door from the garden, lighting and power sockets.

Outside

The property is set back from the roadside having a front garden laid to lawn, there is a driveway leading to a side gate which in turn access the spacious rear garden having a patio area, lawn with mature borders, fence boundaries and oil tank for the heating system.

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 E. 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

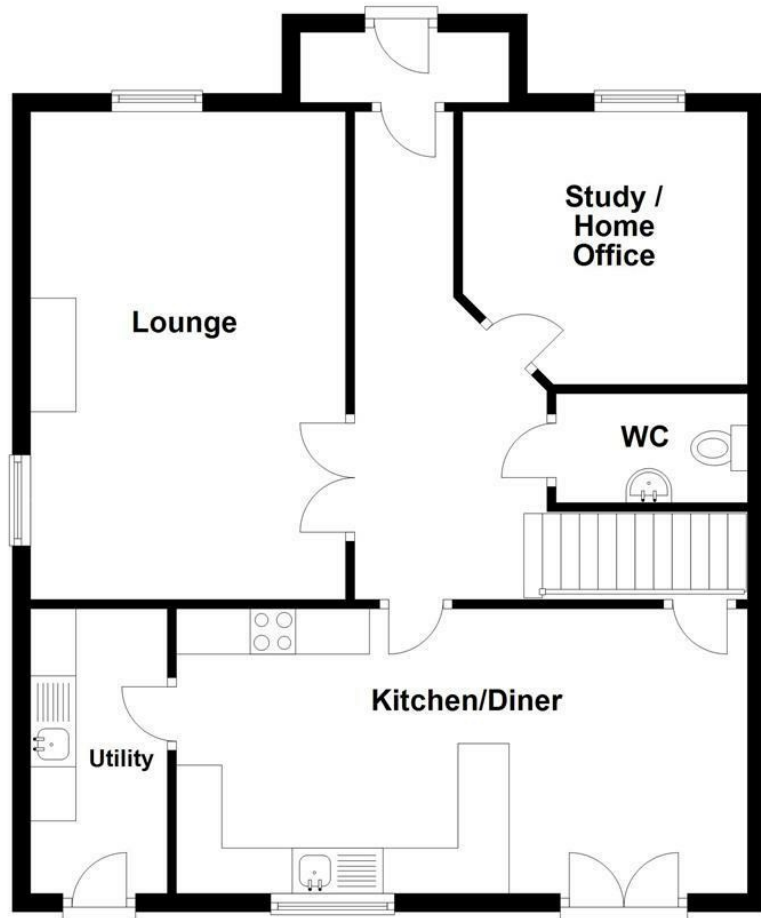
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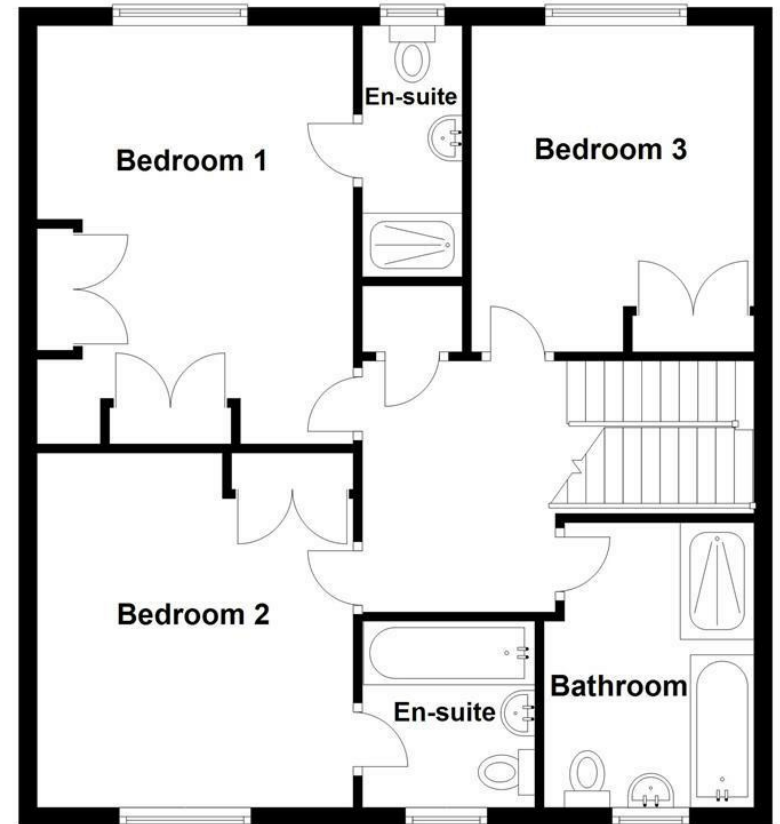


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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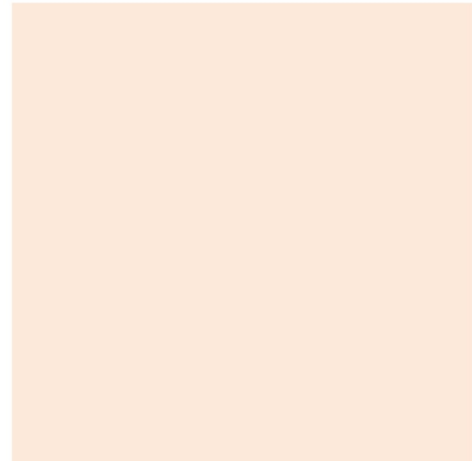
Ground Floor



First Floor



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



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