

Alexanders



Main Street

Tilton On The Hill

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- Attractive barn conversion
- Impressive views over the village
- Beautiful secluded location
- Kitchen/breakfast room
- Three/four bedrooms one with en-suite
- Conservatory
- 181.3 sq mt/1951.5 sq ft
- Large driveway & double garage
- EPC Rating D/ Council Tax Band E/ Freehold

Agents Notes

Truly a unique setting and home with stunning views.

Location

A picturesque village with local amenities including a shop/cafe, petrol station, village hall and a popular public house. The city of Leicester provides an extensive array of commercial, shopping and leisure facilities. The market towns of Oakham, Uppingham and Market Harborough have an excellent range of independent shops. For commuters the main A47 nearby links the cities of Leicester and Peterborough. A high-speed rail service runs from Market Harborough to St Pancras with journey times from approximately 1 hour. Excellent Primary and secondary schooling locally, with the well-known public schools of Oakham, Uppingham and Oundle, together with Leicester Grammar are a short distance away.

Accommodation Summary

Entrance porch, entrance hall, cloakroom, living room, conservatory, study/dining room, kitchen/breakfast room, utility/boot room, landing, three double bedrooms, en-suite to master, family bathroom.

Outside the property benefits from a long private driveway, ample hard standing, larger than average double garage and lawned gardens to the front.



Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold.

Services

We are advised that mains , electricity, water and drainage are connected and oil fired central heating.

Local Authority

Harborough District Council, The Symington Building, Adam & Eve St, Market Harborough LE16 7AG 01858 828282 Council Tax Band E.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

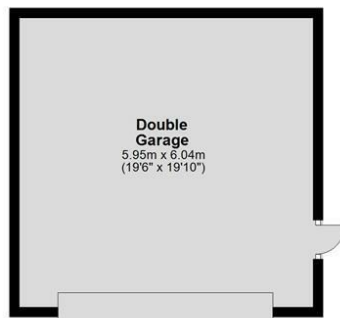
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



Ground Floor

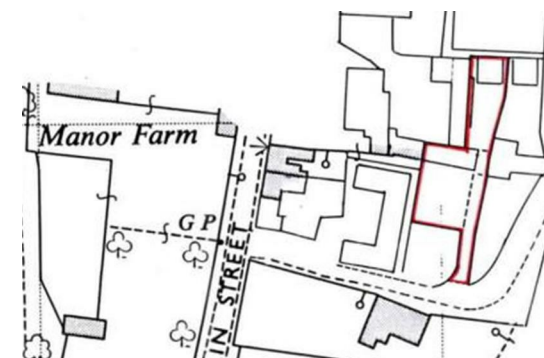
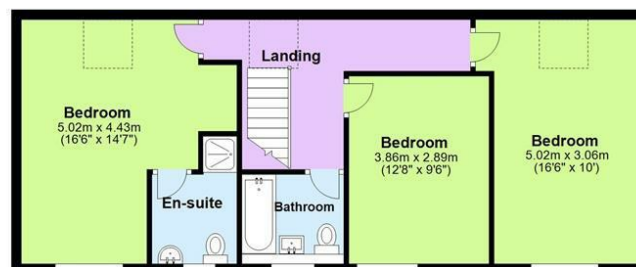
Approx. 117.2 sq. metres (1261.5 sq. feet)



Total area: approx. 181.3 sq. metres (1951.5 sq. feet)

First Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place

Melton Mowbray

LE13 1XD

Telephone Sales: 01664 896332

Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.