



Leicester Road, Tilton On The Hill, LE7 9DB

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**ANDREW  
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# Property Description

A three bedroom mid terraced property boasting countryside views to the rear, located in the ever popular East Leicestershire village of Tilton On The Hill.

Tilton is surrounded by some of east Leicestershire's most attractive countryside, and has a local store, public house and parish church, and is handy for the neighbouring centres of Leicester, Melton Mowbray, Oakham, Uppingham and Market Harborough. Both Leicester and Market Harborough have rail services to London St Pancras with its new Eurostar facility, and offer comprehensive shopping and supermarket amenities.

The accommodation is set across two floors being briefly arranged as follows: Entrance hallway with connecting door leading through into the living room with a feature woodburning stove, laminate floor, useful storage cupboard and a window to the front elevation.

The dining kitchen is fitted with a range of base units, deep white enamel sink and complimentary worktop, a Rangemaster oven, space for an undercounter fridge, there is a wall mounted oil fired boiler and a window to the rear elevation. A connecting door leads into the rear lobby/utility area with plumbing for an appliance and a door to the rear garden.

Approached off the first floor landing is bedroom one which boasts countryside views to the rear elevation there are two further bedrooms and a family bathroom, which is fitted with a modern suite comprising of a bath with a shower over, w/c and a wash hand basin.

Outside: To the front of the property there is car standing for two vehicles, a side access which is shared with the neighbouring property and gives access to the rear of the property.

The rear garden is laid to lawn with a patio area, shaped lawn summer house with electricity connected with an attached pergola area ideal for alfresco dining. To the far end of the garden there is a further patio area and stunning views over open countryside.







## Key Features

- Three Bedroom Terraced Property
- Countryside Views
- Entrance Hallway, Living Room with Wood Burner
- Dining Kitchen, Rear Lobby
- Three Well Proportioned Bedrooms
- Family Bathroom
- Car Standing For Two Vehicles
- Established Rear Garden, External W/C
- Solar Panels
- No Upward Chain

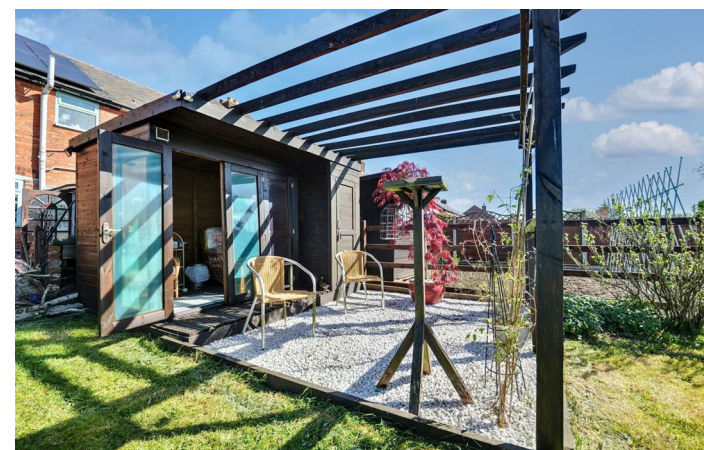
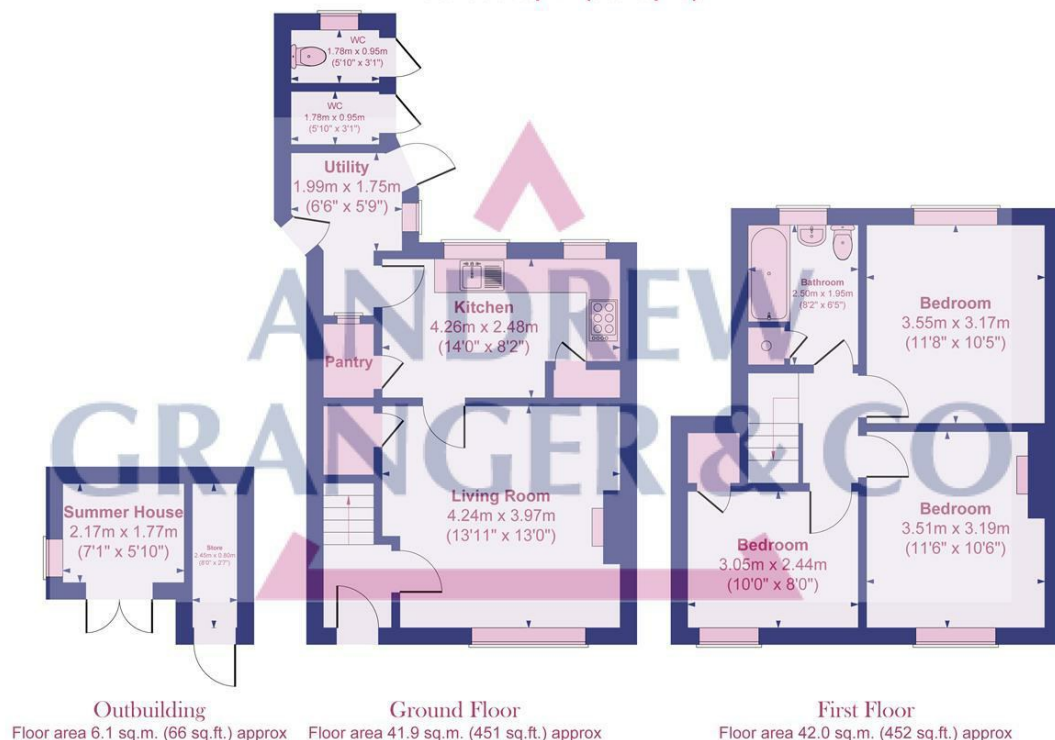
**Offers Over  
£250,000**







Approximate Gross Internal Area  
83.9 sq. m. (903 sq. ft.)  
Outbuilding At 6.1 sq. m. (66 sq. ft.)  
Total 90.0 sq. m. (969 sq. ft.)



EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority  
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





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