



## Digby Close, Tilton On The Hill

This beautifully renovated four-bedroom detached home, located on the sought-after Digby Close in Tilton On The Hill.

### FEATURES

- Detached Family Home Situated In A Prime Location
- Renovated Throughout
- Four Bedrooms
- Landscaped Rear Garden
- Off Road Parking & Garage
- Complete Rewire & Heating System
- Village Location







## ACCOMMODATION

The current owners have thoughtfully updated the property from top to bottom, tackling all the major works, including a full electrical rewire, removal of asbestos from the garage, and removal of the old oil tank, which has been replaced with a new, regulation-compliant external tank. A brand-new boiler and heating system, now housed in the garage, powers the home efficiently. For added flexibility and eco-conscious living, the new hot water cylinder can switch to electric mode during the summer, reducing reliance on oil year-round.

Downstairs, the welcoming hallway features a restored original parquet floor, discovered under the old carpet. The porch has been removed and replaced with a charming new wooden front door, adding to the home's curb appeal. The reception room is warm and inviting, enhanced by a newly installed log burner, replacing the former storage heater and electric fireplace. The space has also been updated with new internal doors, fresh carpeting, and tasteful décor. The kitchen has been modernised with wrapped cabinetry and counters, new handles, a stylish sink and tap, and painted tiles, giving it a contemporary yet homely feel. The dining room offers a perfect spot for family meals or entertaining.

Upstairs, you'll find four well-proportioned bedrooms, including a versatile study/bedroom 4. The master bedroom features elegant new wood panelling, and all bedrooms benefit from new carpets. The family bathroom is conveniently located off the landing, along with access to a handy loft space.

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## EXTERNAL

Externally, the renovation continues. The rear garden has been professionally landscaped following the oil tank relocation and removal of a large laurel hedge. Updates include all-new fencing, a gravelled area outside the kitchen and patio doors, and raised sleeper beds. A new patio area enjoys full sun and is complemented by a bespoke pergola, creating an idyllic space for outdoor dining and entertaining.

The attached garage (15'1 x 9'10) provides secure parking and storage, with internal access to the home via a useful utility/store area and downstairs WC.

Situated in the popular Leicestershire village of Tilton On The Hill, just moments from the village's facilities including General Store, Public House, village hall and playground. A number of well-regarded market towns are close by including Market Harborough, Oakham and Uppingham where boutique shopping, leisure facilities, bars and restaurants are plentiful.

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## Digby Close, Tilton On The Hill, Leicester, LE7

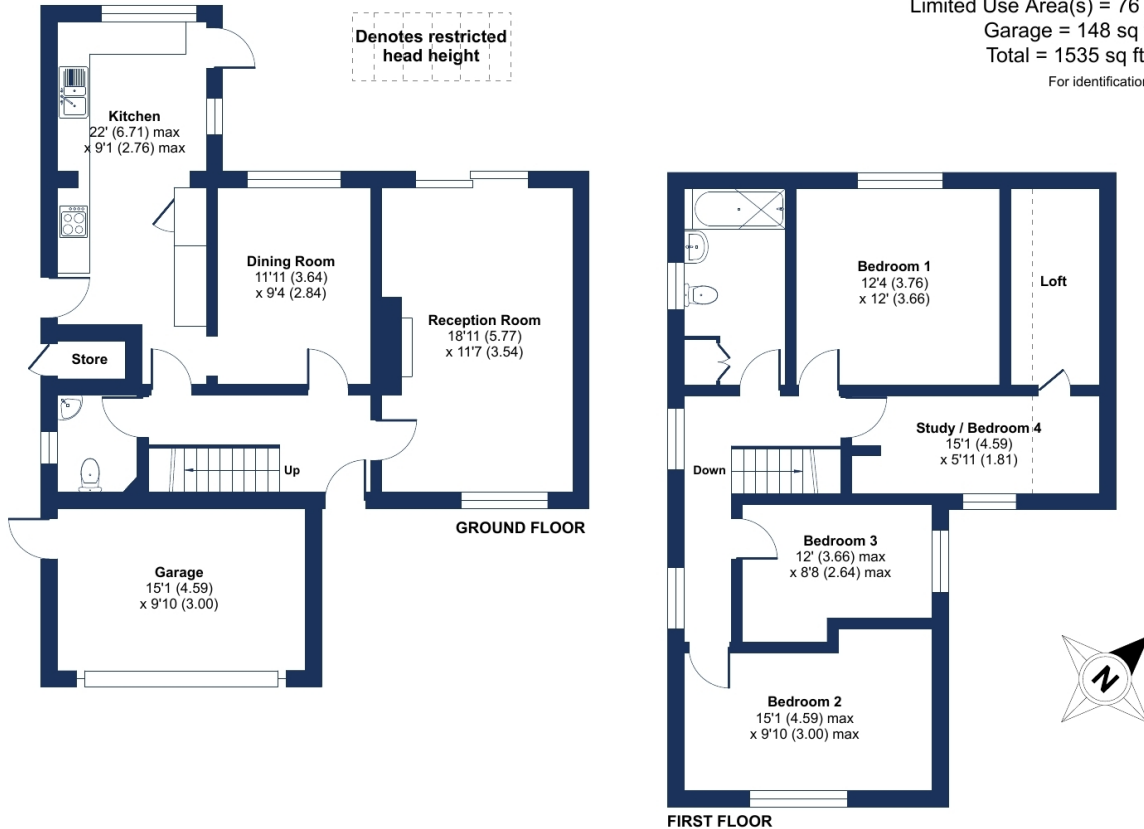
Approximate Area = 1311 sq ft / 121.7 sq m (excludes store)

Limited Use Area(s) = 76 sq ft / 7 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1535 sq ft / 142.4 sq m

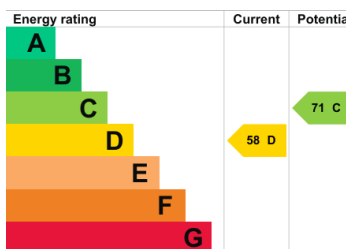
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Moores Estate Agents. REF: 1301520



### EPC RATING



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