



**Leicester Road, Tilton On The Hill, LE7 9DB**

**£290,000**

**Freehold**

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**Taylor's**

Est. 1992

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Spacious two-bedroom home  
 Popular village location  
 Beautiful open field views to the rear  
 Off-road parking  
 Potential to extend  
 Office/storage in the garden  
 Beautiful features throughout  
 Please contact Taylors to arrange your visit!



**Property description**

<b>Living room</b>	17'2" x 12'11" (5.25 x 3.95)
<b>Kitchen</b>	12'11" x 10'4" (3.94 x 3.17)
<b>Utility room</b>	10'5" x 3'11" (3.18 x 1.20)
<b>Sitting room</b>	16'2" x 7'0" (4.94 x 2.14)
<b>Dining area</b>	9'7" x 5'10" (2.94 x 1.79)
<b>Side extension hallway</b>	19'11" x 5'2" (6.08 x 1.59)
<b>Extension office</b>	15'10" x 5'2" (4.84 x 1.60)
<b>Master bedroom</b>	17'2" x 9'10" (5.24 x 3.01)
<b>Bedroom two</b>	13'5" x 9'6" (4.11 x 2.90)
<b>Bathroom</b>	10'4" x 7'4" (3.17 x 2.25)

Two-bedroom home | Quiet and sought after village location | Stunning open field views to the rear | Spacious kitchen/dining area | Potential to extend | Ideal first home or investment | Please contact Taylors to arrange your visit!

Welcome to this delightful two-bedroom end-terrace home, ideally situated in the picturesque village of Tilton-on-the-Hill. This charming property, with a total area of 114 square metres, is perfect for those seeking a blend of modern living and rural tranquillity.

The ground floor features a spacious

living room with a cosy wood-burning stove, creating a warm and inviting atmosphere. The well-appointed kitchen, complete with contemporary fittings, opens up into a bright dining area, perfect for hosting family meals. Bi-fold doors lead out to a beautifully maintained garden, offering a mix of patio and lawn space, ideal for outdoor relaxation and entertaining.

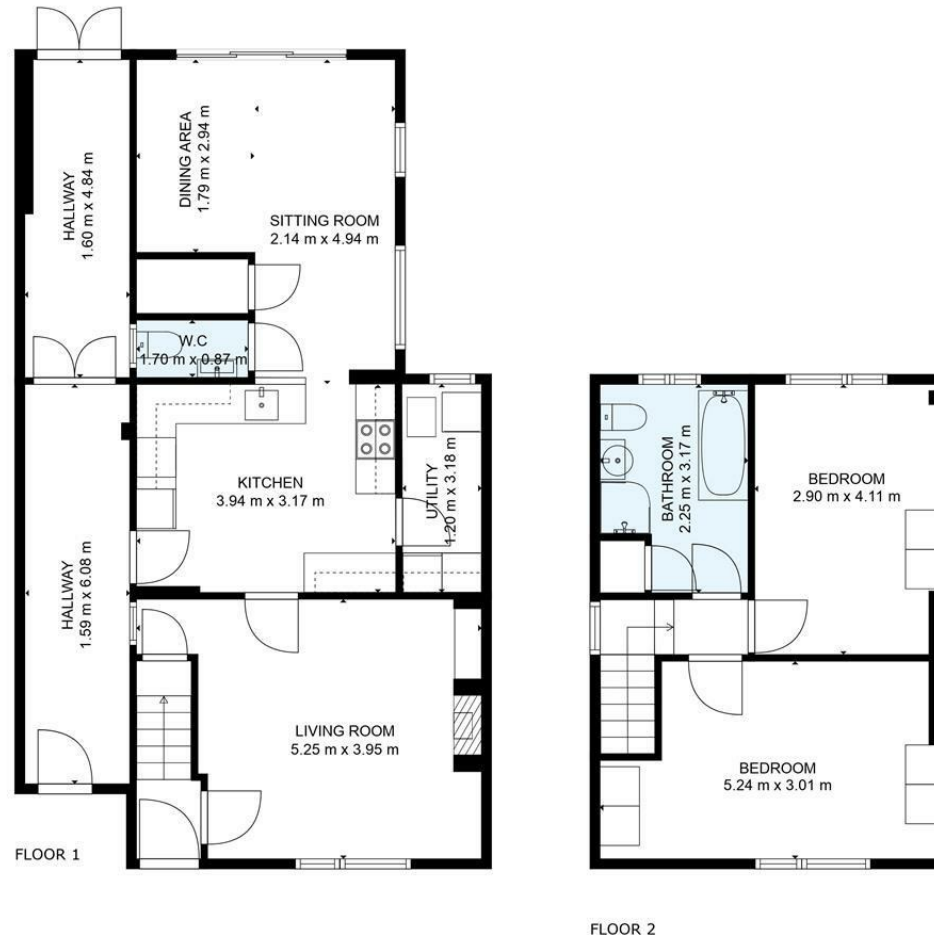
Upstairs, you'll find two generously sized bedrooms, both offering ample natural light and picturesque views of the surrounding countryside. The modern family bathroom is both stylish and practical, featuring a separate shower and bathtub. This

home offers the potential to extend with previous plans having been approved and since expired.

With its combination of modern amenities, charming character, and idyllic location, this property in Tilton-on-the-Hill is sure to attract attention. Whether you're a first-time buyer or looking to downsize, this home offers the perfect opportunity to enjoy village life while being within easy reach of nearby Leicester and Oakham.







**TOTAL: 114 m<sup>2</sup>**  
 FLOOR 1: 76 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

