

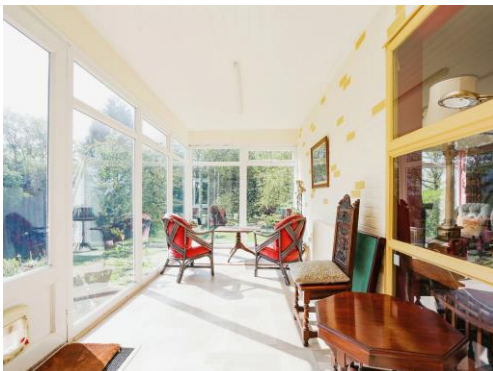


Connells

The Coplows Leicester Road
Tilton On The Hill Leicester

The Coplows Leicester Road Tilton On The Hill Leicester LE7 9DB

for sale guide price
£405,000



Property Description

This three bedroom detached bungalow is offered to the market with no onward chain. The bungalow itself would benefit from modernisation throughout but is found in a habitable condition at this time.

Occupying a generous plot which approaches 0.47 of an acre, the property itself is set within the heart of the ever popular Tilton on the Hill.

To the front of the bungalow there is a good sized in and out driveway which provides off-road parking for several vehicles and intern gives access to the properties garage. From the driveway there is a front door which gives access to an entrance porch which leads into an inner hallway. From this in the hallway , there are doors that access through to the garage, living room, and conservatory. In addition there is a further door providing access to the properties generously sized kitchen diner which further benefits from a utility room. From the kitchen/diner there is a further in a lobby which provides access to the three bedrooms and two bathrooms.

To the rear there is a very generously sized mature and private garden. to the immediate rear there is a raised patio which has steps leading down to a generously sized lawn area with a range of mature shrubs hedges and planting throughout.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the

Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Hallway

The hallway of the bungalow is a cozy, inviting space that serves as a central passage to the homes rooms. including a cloakroom with a wc as you walk in.

Cloakroom

Comprising low level wc and wash hand basin. Small window to front elevation.

Living Room

25' 10" x 14' 5" (7.87m x 4.39m)

The living room features large windows that flood the space with natural light, creating an airy and bright atmosphere. These expansive windows offer a seamless connection to the outdoors, framing views of the surrounding landscape and garden.

Kitchen/Diner

17' x 16' (5.18m x 4.88m)

The open kitchen blends with the dining area, creating a spacious and airy feel. a connected island serves as a prep area and a casual gathering area with large window looking out to the garden and a door to the garden.

Utility

10' 5" x 8' 4" (3.17m x 2.54m)

A room next to the kitchen that provides space for the boiler and utility space.

Conservatory

21' 7" x 8' 1" (6.58m x 2.46m)

Fully glazed conservatory offering amazing views over the .47 acre garden.

Bedroom One

14' 11" x 13' 5" (4.55m x 4.09m)

Double bedroom with fitted wardrobes and window to rear and side elevation.

Bedroom Two

12' x 11' 5" (3.66m x 3.48m)

Double bedroom with fitted wardrobes and window to front elevation.

Bedroom Three

13' 4" x 10' 5" (4.06m x 3.17m)

Small double bedroom with fitted wardrobe and window to rear elevation.

Bathroom

7' 11" x 7' 11" (2.41m x 2.41m)

Comprising panelled bath with mixer taps and shower over, low level wc and wash hand basin. Tiled splashbacks and tiled flooring. Window to front elevation.

Shower Room

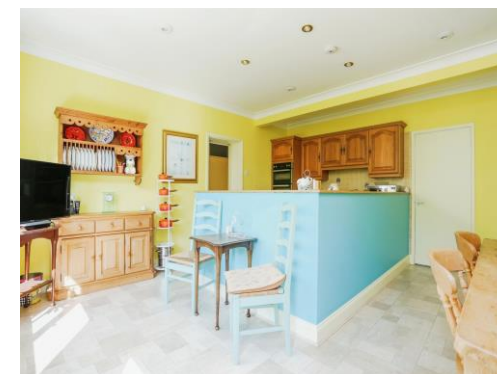
6' 4" x 4' 8" (1.93m x 1.42m)

Comprising corner shower cubicle, low level wc and wash hand basin. Small window to front elevation.

Garage

16' 5" x 13' 11" (5.00m x 4.24m)

The garage is a practical and well organised space offering ample room for parking or storage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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