



12 Halstead Rise, Tilton On The Hill, Leicestershire, LE7 9LA
Offers Around £260,000



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DESCRIPTION

Semi-detached property with single garage, ample off-road parking and generously proportioned, south-facing rear garden situated in the desirable village of Tilton on the Hill.

The accommodation benefits from oil-fired central heating system and double-glazed windows throughout and can be summarised as follows:

GROUND FLOOR: Entrance Porch, Entrance Hall, Lounge, Conservatory, Dining Room, Kitchen; FIRST FLOOR: three Bedrooms, Bathroom.

Tenure: Freehold.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Front entrance door, window to front, internal glazed door to Entrance Hall.

Entrance Hall

Radiator, staircase leading to first floor, under-stairs cupboard.

Lounge 3.30m x 3.99m (10'10" x 13'1")

Period-style fireplace, radiator, glazed multi-pane double doors leading to Conservatory, further door giving access to Dining Room.

Conservatory 2.18m x 3.15m (7'2" x 10'4")

UPVC double-glazed construction on dwarf brick walls with radiator, tiled floor, picture windows overlooking south-facing rear garden and French doors leading to patio area.

Dining Room 3.30m x 3.53m (10'10" x 11'7")

Radiator, fitted cupboard, window to rear with garden views.

Kitchen 2.11m x 3.66m (6'11" x 12'0")

Range of fitted base and wall-mounted cupboards, inset single drainer sink with mixer tap, built-in eye-level Indesit electric double oven, inset Hotpoint induction hob, two under-counter appliance spaces.

Radiator, tiled splashbacks, window to front, internal door to Garage.

FIRST FLOOR

Landing

Hard rail with open spindles, doors to the three bedrooms and bathroom.

Bedroom One 3.33m x 0.84m incl wardrobes (10'11" x 2'9" incl wardrobes)

Range of built-in bedroom furniture comprising two double wardrobes, top boxes and central dressing table, radiator, window to rear.

Bedroom Two 3.33m max x 3.61m (10'11" max x 11'10")

Radiator, wall-light point, window to rear.

Bedroom Three 2.11m x 3.23m max (6'11" x 10'7" max)

Fitted cupboard, radiator, window to front.

Bathroom 3.05m x 1.83m (10'0" x 6'0")

White suite comprising low-level WC, vanity hand basin with cupboards beneath, panelled bath and separate shower cubicle with tiled surround.

Radiator, wall-light point, window to side.

OUTSIDE

Attached Single Garage 6.88m x 2.90m (22'7" x 9'6")

Up-and-over garage door, oil-fired central heating boiler, service door from side, window and personnel door to rear garden.

Front Garden

The open-plan frontage of the property is hard landscaped to provide off-road parking for several vehicles and give access to Garage.

Rear Garden

The good-size, south-facing rear garden is fully enclosed and includes a large brick-paved patio area immediately to the rear of the house, lawn, gravelled terrace with pergola above, central pathway and raised beds with inset shrubs, bushes and tree at the top of the garden.

SERVICES

Mains electricity

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Mains water supply
Mains sewerage
Heating - oil central heating
Hot water - from main system, no cylinder thermostat

According to <https://checker.ofcom.org.uk/>
Broadband available (Standard and Superfast, no Ultrafast)

Mobile signal:
Indoor: EE and O2 available (calls and data), Three and Vodafone not available
Outdoor: EE, Three, O2 and Vodafone available (calls, data and enhanced data)
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

TILTON ON THE HILL

Tilton-on-the-Hill is a delightful village lying to the south-west of Oakham and east of Leicester. It is conveniently located for a number of centres including Melton Mowbray, Loughborough, Market Harborough, Uppingham etc.

Within the village are the usual facilities including shop/general store, public house and church.

Sporting facilities are many and varied in the area including cricket, football, rugby football, tennis, bowls

golf etc. The horse is a delightful creature and there are many opportunities in the countryside surrounding Tilton for riding, hacking and hunting.

COUNCIL TAX

Band A
Harborough District Council Telephone 01858 82101

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular

points which are likely to affect your interest in this property in order that you do not make a wasted journey.

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

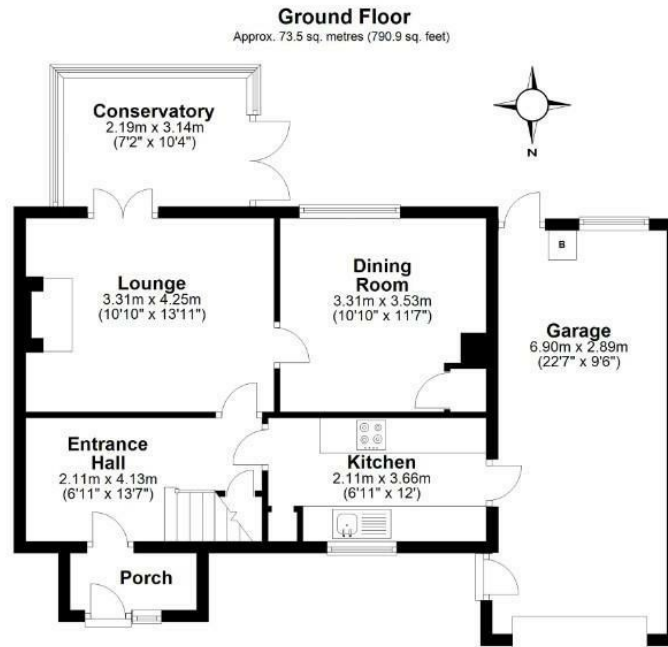








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Total area: approx. 117.4 sq. metres (1263.4 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC