

GLENBOWER

OAKHAM ROAD, HALSTEAD
TILTON ON THE HILL, LEICESTERSHIRE



JAMES
SELICKS

A stunning extended detached family home, originally built in the 1920's and recently remodelled and extended to provide luxurious, contemporary accommodation with amazing field views to the rear.

Porch • entrance hall • through lounge • living kitchen • side lobby • cloakroom • three double bedrooms • contemporary bathroom • driveway • lawned front gardens • rear gardens • fine countryside views • EPC - F

Location

Halstead is conveniently located just north of the A47, close to Tilton on the Hill. The village itself offers a post office, store, garage and public house, with the nearest primary school within Billesdon The market towns of Oakham and Uppingham are within 10 miles and offer popular schooling in the state and private sectors.

Accommodation

A composite front door and brick built porch with windows either side lead via an inner door to an entrance hall with a contemporary radiator, housing the stairs to the first floor and a door to the garage. The through lounge has a window to the front, a feature cast iron log burner set within a brick Inglenook with an oak mantel and slate hearth, and bi-fold doors leading onto the rear decked area. The living kitchen boasts an excellent range of white and grey urban gloss fronted eye and base level units and drawers, steel stone preparation surfaces, tiled splashbacks and a stainless steel under mounted one and a quarter bowl sink and drainer unit with mixer tap and window over. Integrated appliances include a Neff oven and further combination oven above, a Neff induction hob with stainless steel/glass canopy extractor above, fridge-freezer and dishwasher. There are inset ceiling spotlights, an island unit with steel stone top and further storage space, an understairs storage cupboard and wooden flooring continuing through to a dining area with feature lighting, an ornate cast iron fireplace with tiled hearth and a window to the rear. A side lobby with fitted base level units and a door to the rear provides access to the garage and a WC with a white two piece suite.

To the first floor is a landing and access to three double bedrooms, two with overstairs storage cupboards and a superb family bathroom with a white four piece suite comprising an enclosed WC, wash handbasin with drawer beneath, a freestanding oval bath and a walk-in doorless shower enclosure with fixed and flexible shower heads, a contemporary high-level radiator, an opaque glazed window, part tiled walls and tiled floor.

Outside

The property has a lawned frontage behind hedging with a paved pathway to the front door and a gravelled driveway providing off street car standing and access to twin garages. There are further lawn gardens, a gravelled seating area and timber shed. Gated side access leads fenced rear gardens with decked and gravelled seating areas and stunning field views.

Tenure: Freehold. **Conservation Area:** None.

Local Authority: Harborough District Council, **Tax Band:** D

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Cable, 21mbps.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

Flooding issues in the last 5 years: None our Clients are Aware of.

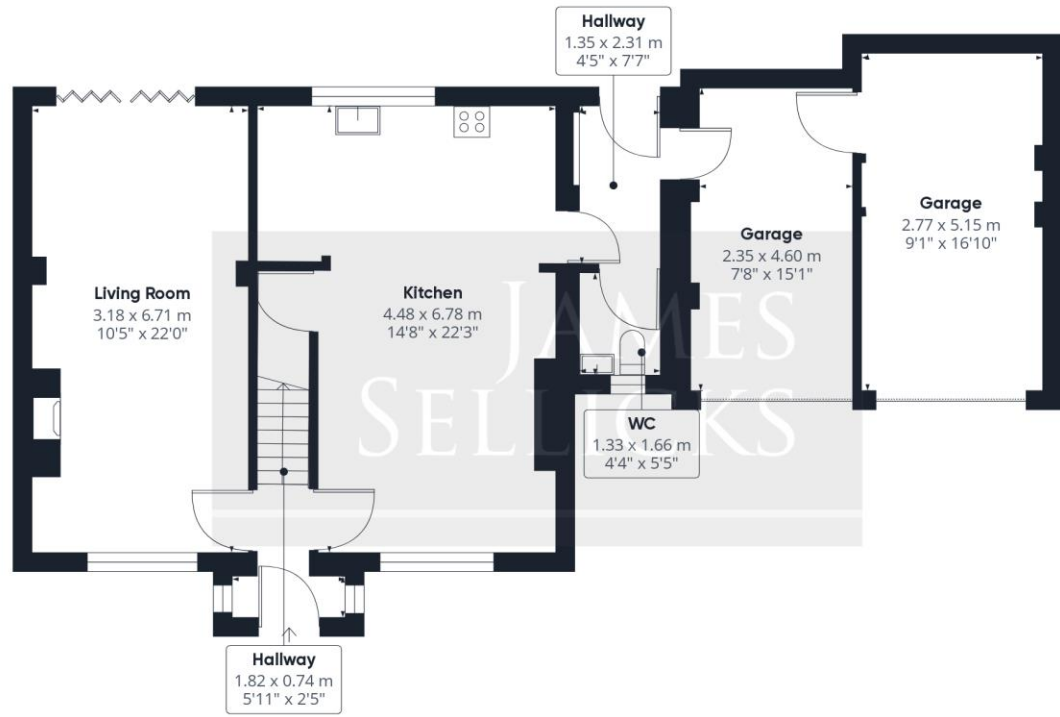
Accessibility & Planning issues: None our Clients are Aware of.

Satnav Information : The property's postcode is LE7 9DJ, and the house name Glenbower.

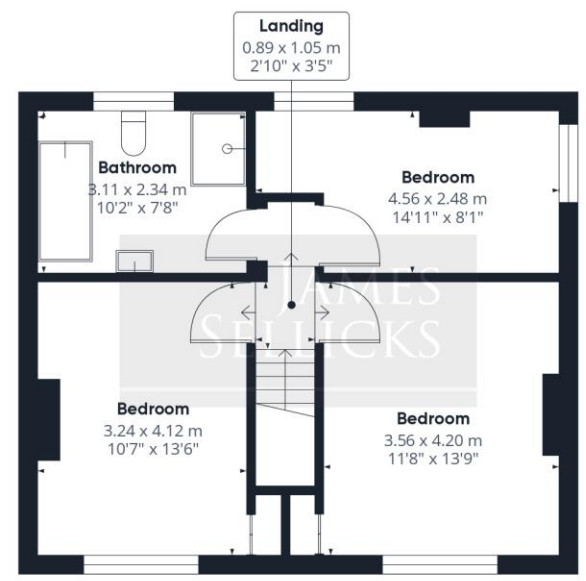








Floor 1



Floor 2

Approximate total area⁽¹⁾
 131.79 m²
 1418.56 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(56-68) D		67
(39-54) E		
(21-38) F	29	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) 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 James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

