



JAMES
SELICKS

The Chimes

ROSE COURT, TILTON ON THE HILL, LEICESTERSHIRE

Welcome to a beautifully presented, end-of-terrace home in the sought-after village of Tilton on the Hill. Built in 2019 as part of a small, exclusive development, this elegant two-bedroom property combines modern luxury with timeless charm, all set in the heart of East Leicestershire. This property represents a wonderful opportunity to own a stylish and modern home in a picturesque village setting.

Stylish two-bedroom end-terraced house • Built in 2019 within an exclusive village development • Located in the desirable Tilton on the Hill in east Leicestershire • Contemporary kitchen • Light-filled lounge/dining room with French doors to rear garden • Two spacious double bedrooms, both with en-suites • Entrance hallway with tiled flooring and cloakroom access • Landscaped rear garden with patio and lawn • Two private car standing spaces at the front • Enclosed rear garden with timber fencing for privacy •

Accommodation

Step through the entrance door into a welcoming hallway with a tiled floor and access to a convenient cloakroom. The well-appointed kitchen features a tasteful selection of base and wall units, a classic Belfast sink, and quality integrated appliances including a Belling induction hob, Fisher & Paykel oven, Hotpoint fridge/freezer, Zanussi slimline dishwasher, and an extractor fan. Adjacent is a bright and spacious lounge/dining room that opens through French doors to the private rear garden, perfect for indoor-outdoor living.

Upstairs, the home offers two generously sized double bedrooms, each benefiting from its own en-suite bathroom, ensuring comfort and privacy.

Outside

Externally, the property enjoys off-road parking at the front and a charming rear garden with a patio and lawn, fully enclosed by timber fencing.

Location

The popular village of Tilton on the Hill is surrounded by attractive east Leicestershire countryside lying approximately 2 miles north of the A47, on the B6047 to Melton Mowbray. The village has a local store, parish church and public house, and is convenient for access to Oakham, Uppingham, Market Harborough, Stamford and Leicester. Rail services to London St Pancras are available from both Leicester, Peterborough and Market Harborough, and nearby road networks include the A1 and M1.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed – built 2019

Conservation Area: Yes, Tilton-On-The-Hill Conservation Area

Tax Band: B

Loft: Insulated

Services: The property is offered to the market with all mains services and gas-fired central heating

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications to the property

Satnav Information: The property's postcode is LE7 9NG and house number 6





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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.



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Approximate total area⁽¹⁾

59 m²
636 ft²

Reduced headroom

0.3 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1

