Digby Close

TILTON ON THE HILL, LEICESTERSHIRE

JAMES SELLICKS

Situated within a quiet cul-de-sac in the highly regarded village of Tilton on the Hill, this attractive and well-maintained detached family home offers generous and versatile accommodation, complemented by a private rear garden and integral garage. The property enjoys a pleasant setting with far-reaching countryside glimpses and is ideally suited to modern family living.

Four well-proportioned bedrooms • Spacious dual-aspect sitting room with feature fireplace • Separate dining room ideal for entertaining • Extended kitchen / breakfast room with ample storage • Modern family bathroom with separate bath and shower • Ground floor cloakroom • Integral garage and driveway parking • Private and enclosed rear garden with patio seating area • Quiet cul-de-sac location within a sought-after village • Approx. 1,623 sq. ft of accommodation including garage

Accommodation

The property is entered via a porch leading into a welcoming entrance hall with staircase rising to the first floor and a convenient ground floor cloakroom. The generous sitting room is positioned to the front and enjoys excellent natural light, centred around a feature fireplace. A separate dining room provides an ideal space for more formal occasions. An extended kitchen / breakfast room at the rear of the property is well-fitted with a range of units, shelving integrated appliances and space for casual dining.

To the first floor, the landing gives access to four bedrooms. The principal bedroom is spacious and has a window to the rear elevation, and the remaining bedrooms offer flexibility for family, guests or home working. All bedrooms have freestanding wardrobes that may be available to the buyer via a separate negotiation. A well-appointed family bathroom completes the accommodation, fitted with both a bath and separate shower. Long reaching countryside views are available to the rear.

Outside

To the front, the property is set back from the road with a driveway providing off-road parking and access to the integral garage. The rear garden is a particular feature, being mainly laid to lawn with a paved patio area ideal for outdoor dining and entertaining. The garden is enclosed by fencing and mature planting, offering a good degree of privacy and a pleasant outlook.

Location

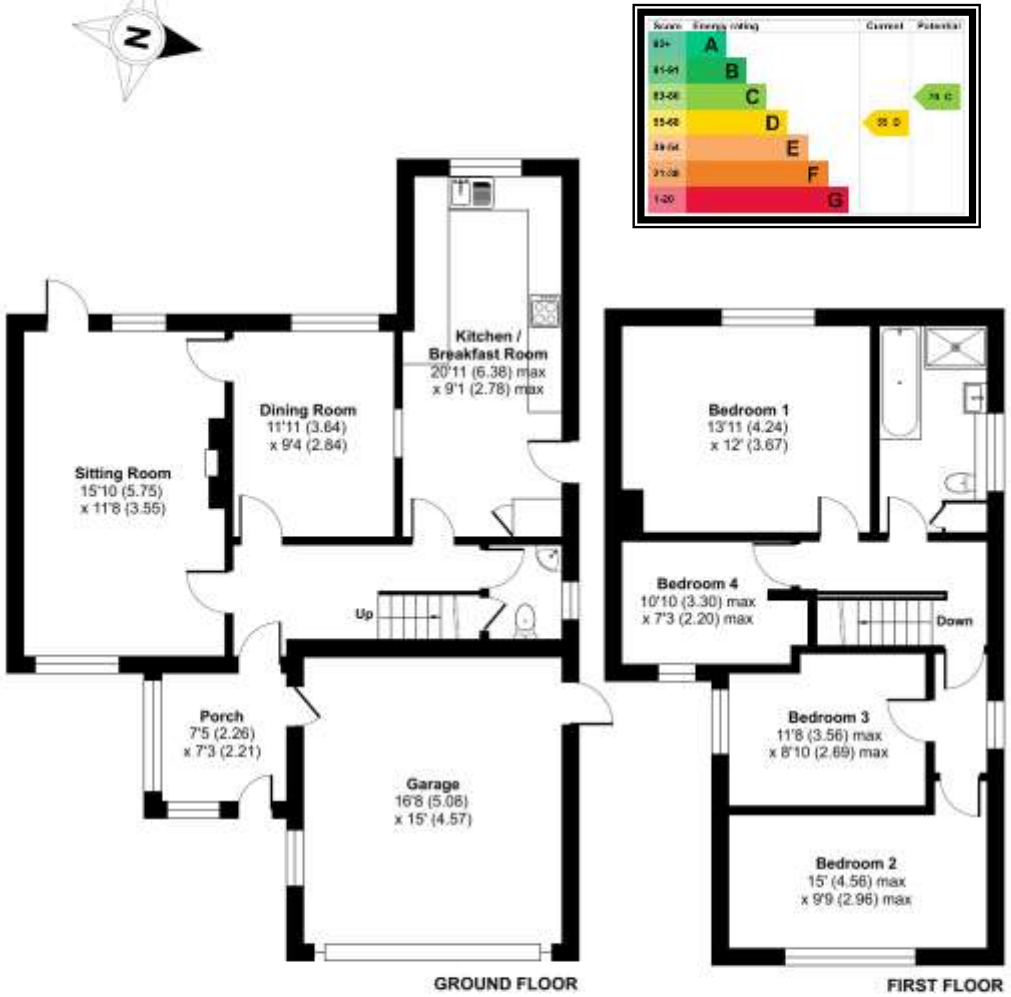
The picturesque village of Tilton on the Hill, conveniently located north of the A47 benefits from local amenities including a shop, village hall and popular public house. The city of Leicester provides an extensive array of commercial, shopping and leisure facilities. The market towns of Oakham, Uppingham and Market Harborough have an excellent range of independent shops, as well as well-known stylish “High Street” brands. Communications in the area are excellent, with the main A47 trunk road set to the south of the village, linking the cities of Leicester and Peterborough. A high-speed rail service runs from Market Harborough to St Pancras International, with journey times from approximately 1 hour. Primary and secondary schooling in the vicinity is plentiful, with the well-known public schools of Oakham, Uppingham and Oundle, together with Leicester Grammar are a short distance away.

Tenure: Freehold
Local Authority: Harborough District Council
Listed Status: Not Listed. Built 1967
Conservation Area: No
Tax Band: E
Services: The property is offered to the market with all mains services and oil-fired central heating. In addition, the property benefits from 3-Phase electric power, which may be useful if considering a solar power system.
Meters: Electric smart meter and a water meter
Loft: The larger loft is partially boarded, and the smaller loft (from bedroom four) is fully boarded
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
Planning issues: None our clients are aware of

Satnav Information
The property's postcode is LE7 9LL, and house number 2.

Digby Close, Tilton On The Hill, Leicester, LE7

Approximate Area = 1373 sq ft / 127.5 sq m
Garage = 250 sq ft / 23.2 sq m
Total = 1623 sq ft / 150.7 sq m
For identification only - Not to scale



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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.