



Marefield Lane, Tilton On The Hill

Bedrooms: 3 | Bathrooms: 3

A spacious three-bedroom detached family home with countryside views, three double bedrooms, two en-suites, a detached garage and enclosed gardens, situated within a sought-after village development.

- Countryside views
- Spacious breakfast kitchen
- Utility room & downstairs WC
- Detached brick-built garage
- Two en-suite shower rooms
- Sitting room with fireplace
- Family bathroom
- Sought-after village location





Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 3

A beautifully presented three-bedroom detached family home occupying an enviable position within a select development on the edge of the highly sought-after village of Tilton on the Hill. Enjoying outstanding uninterrupted countryside views to the front, spacious accommodation extending to approximately 1,477 sq ft, a detached garage and an enclosed rear garden, this impressive home offers the proportions more commonly associated with a four-bedroom property.

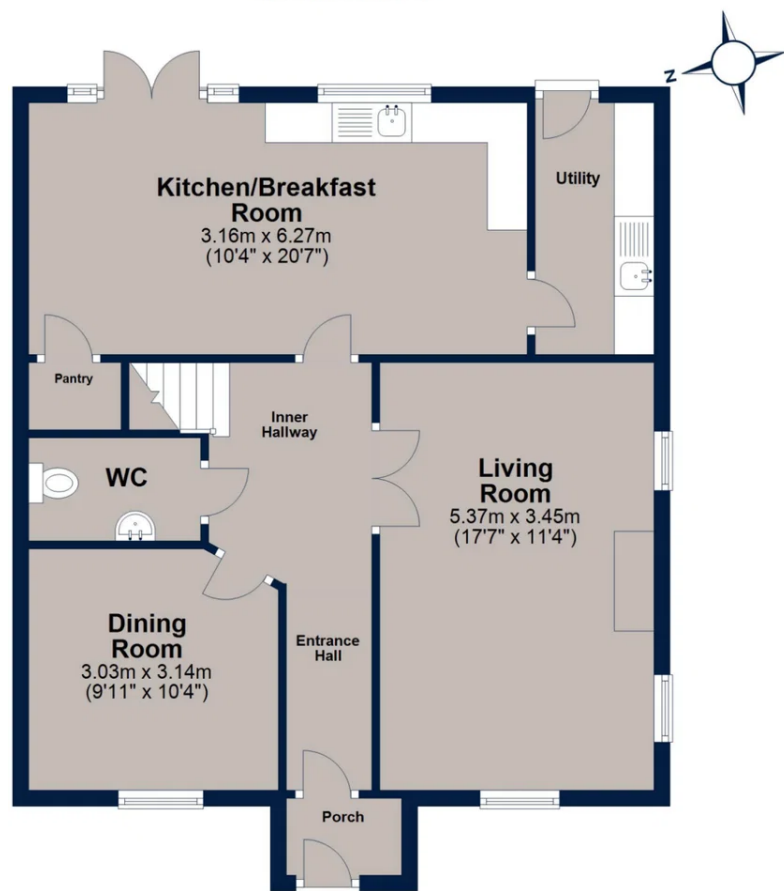
The accommodation is entered via an entrance porch leading into a welcoming reception hall with a useful cloakroom/WC. Positioned to the front of the property is a generous dual-aspect sitting room centred around an attractive feature fireplace, creating a warm and inviting space to relax. A separate dining room provides an ideal setting for formal entertaining or family meals, whilst to the rear, the impressive breakfast kitchen offers an extensive range of fitted units, ample worktop space and room for informal dining. A useful utility room provides additional storage and practical space with direct access to the rear garden.

To the first floor are three exceptionally well-proportioned double bedrooms, with both the principal and guest bedrooms benefiting from fitted wardrobes and en-suite shower rooms. A spacious family bathroom, fitted with both a bath and separate freestanding shower, serves the remaining accommodation.

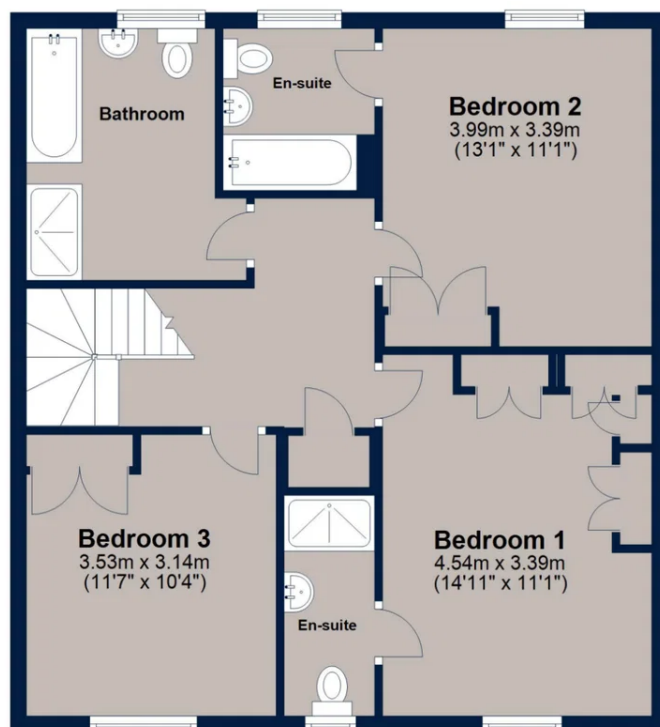
Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with a paved patio providing an excellent space for outdoor dining and entertaining. To the front is a lawned garden, driveway parking and a detached brick-built garage.

Situated in the desirable hilltop village of Tilton on the Hill, the property benefits from a range of local amenities whilst enjoying easy access to the nearby market towns of Oakham, Uppingham, Market Harborough and Leicester. Excellent schooling and convenient rail links make this an ideal location for families and commuters alike.

Ground Floor



First Floor



Total area: approx. 137.2 sq. metres (1477.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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