



JAMES
SELICKS

The Coplows
TILTON ON THE HILL, LEICESTERSHIRE



A stylishly extended detached dormer bungalow on the Leicestershire/Rutland Border. Set within a generous 0.47-acre plot in one of the area's most sought-after villages, this beautifully refurbished detached dormer bungalow offers a rare opportunity for growing families seeking space, versatility, and high-quality contemporary living.

Refurbished, extended dormer bungalow • High specification throughout • Five double bedrooms, three ground floor, two first floor • Open plan kitchen, family/diner with Siemens appliances • Separate sitting room • Two ensuite shower rooms • Downstairs bathroom, utility room and guest cloakroom • Garage and ample off-road parking • Approx 0.47-acre plot in sought after village • No upward chain •

Accommodation

Thoughtfully extended and finished to an exceptional standard, the property features five spacious double bedrooms, including two with ensuite shower rooms, a luxurious ground floor bathroom, and a spectacular open-plan living kitchen; all designed with comfort and modern family life in mind.

On entering, you're welcomed into a bright and spacious hallway laid with engineered oak flooring. A bespoke fitted cupboard provides practical storage for coats and footwear and discreetly houses the oil-fired Grant Vortex Eco boiler (last serviced February 2025).

To the rear, the elegant sitting room enjoys leafy garden views through a large, glazed door and rear window, allowing natural light to flood the space. An oak pocket door opens into the stunning open-plan kitchen - the true heart of the home, which can also be accessed via stylish double Crittall doors from the hallway. A glass corner façade and floor-to-ceiling windows frame picturesque garden views, while double doors open directly onto a generous patio terrace.

The kitchen is fitted with an extensive range of sleek, contemporary cabinetry topped with high-end stone worksurfaces. A large central island provides further workspace and houses premium integrated Siemens appliances, including double ovens, a full-height fridge and freezer, a dishwasher, a Bora induction hob with integrated extractor, Quooker instant boiling water tap, and a wine cooler enhancing the luxurious feel of this impressive space.

Across the hall, a well-appointed guest cloakroom features a contemporary Duravit suite, while the utility room offers additional fitted storage, a sink and drainer, and space for further appliances.

Two ground-floor double bedrooms both benefit from fitted wardrobes and are served by a stylish family bathroom complete with a Duravit three-piece suite, bath with shower over, WC, and a vanity basin.

Upstairs, the converted dormer loft space provides two generously sized double bedrooms, each enjoying floor-to-ceiling picture windows that frame stunning views over the rear garden and open countryside beyond. Both bedrooms feature cleverly concealed doors to private walk-in wardrobes and modern ensuite shower rooms.

Outside

The front of the property is approached via a sweeping in-out block-paved driveway edged with slate chippings and mature borders, offering off-road parking for up to 8 vehicles. The integral double garage features an electric roller door and internal access to the main hallway. To the side of the property, a secure and spacious garden store, accessible from both front and rear, houses the oil tank and offers excellent additional storage. To the rear is a large patio entertaining area accessed from both the open plan kitchen and sitting room. Steps lead down to an extensive lawned garden with mature trees, hedges and shrubs. The total plot extends to approximately 0.47 acres.





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:** 1962

Conservation Area: No

Tax Band: E

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

Meters: The property has a water meter

Broadband delivered to the property: Assumed FTTC

Non-standard construction: Believed to be of standard construction

Flooding issues in the last 5 years: No

Accessibility: Level access property. Stairs to first floor. Steps down to lawned area in rear garden.

Planning issues: None which our clients are aware of

Satnav Information: The property's postcode is LE7 9DB, and house name The Coplows.









The Coplows, Tilton On The Hill, Leicester, LE7

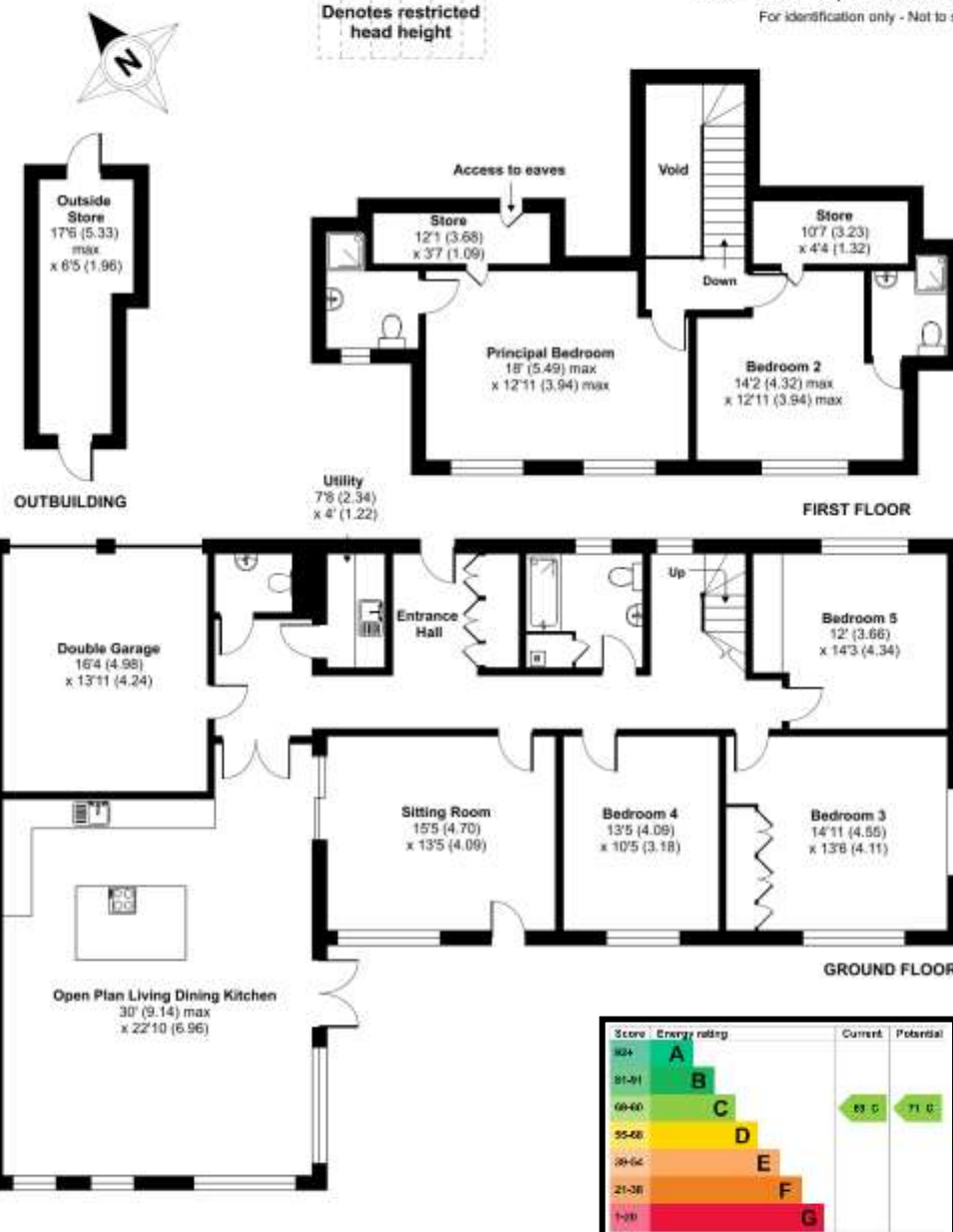
Approximate Area = 2414 sq ft / 224.2 sq m

Garage = 228 sq ft / 21.1 sq m

Outbuilding = 99 sq ft / 9.1 sq m

Total = 2741 sq ft / 254.6 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.



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