



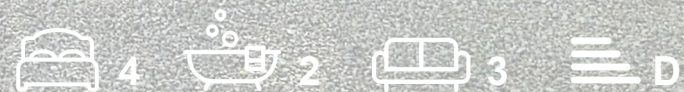
# READINGS

www.readingspropertygroup.com



Leicester Road  
Markfield, LE67 9RF

**£495,000**





## Leicester Road

, Markfield, LE67 9RF

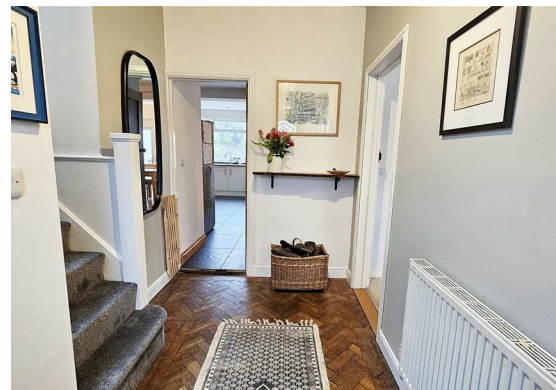
Sitting on a generous plot with plenty of parking at the front and a large rear garden, this extended detached home is considered ideal for a growing family. Step inside to find an inviting entrance hall with oak flooring, leading to a spacious lounge at the front with a bay window (just a note, the log burner is not included). There's also a versatile extra room—ideal as a sitting room, home office, or even a nursery. At the heart of the home, you'll love the large open-plan living, dining and kitchen area, which offers great family space and views of the garden. A handy utility room and downstairs toilet complete the ground floor.

Upstairs, the landing features a cosy window seat beneath the stained glass leaded window, and there are four bedrooms. The master bedroom is particularly generous and comes with its own en-suite shower room, while the rest of the family can enjoy a stylish four-piece bathroom complete with underfloor heating.

This is a fantastic family home and an early viewing is highly recommended to avoid missing out!







## Property Information

Tenure: Freehold

Local Authority: Hinckley & Bosworth

Council Tax Band: D

Type of Construction: Standard

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

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk

The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

## Consumer Protection Legislation

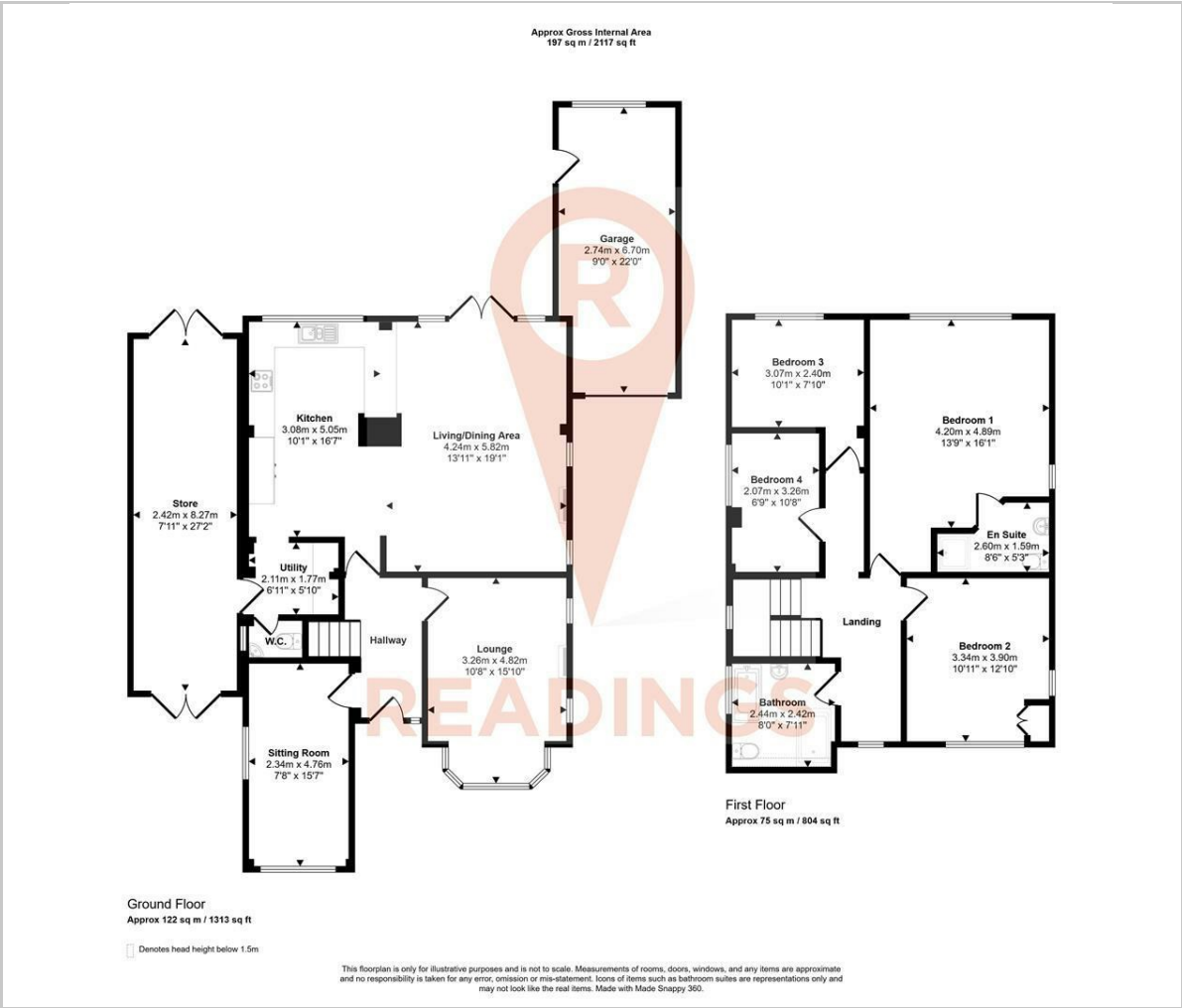
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

## Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



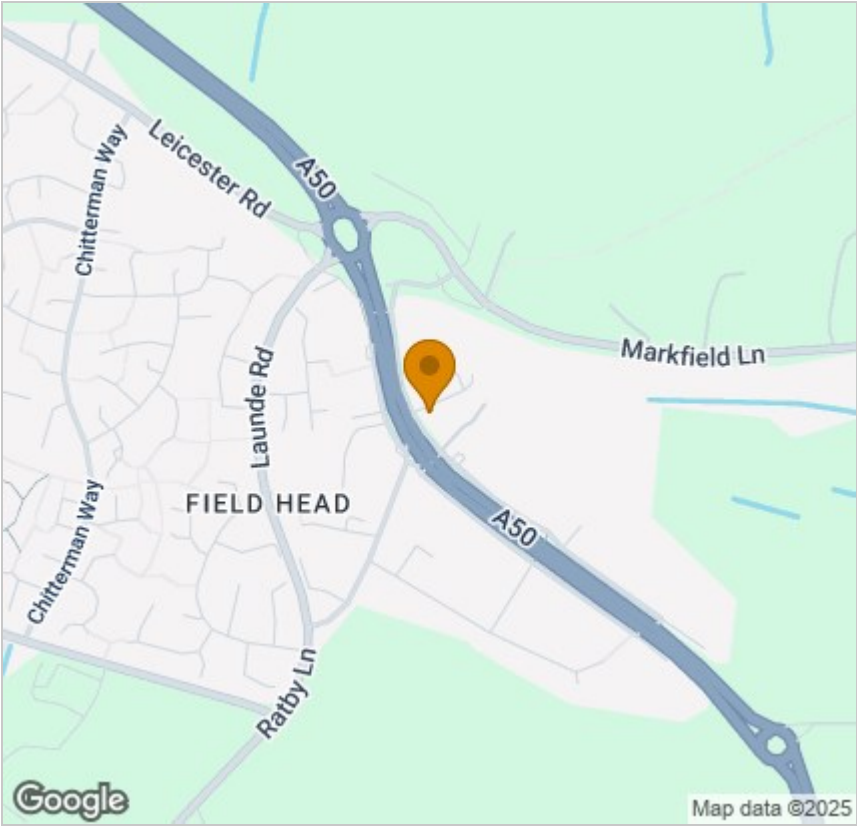
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

