

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

16'5 x 10'9 (5.00m x 3.28m)

Dining Room

11'9 x 8'11 (3.58m x 2.72m)

Kitchen

10'10 x 9'11 (3.30m x 3.02m)

Utility Room

6'8 x 4'11 (2.03m x 1.50m)

Downstairs Cloakroom

Conservatory

Landing

Bedroom One

16'9 x 10'7 (5.11m x 3.23m)

En Suite

8'3 x 6'4 (2.51m x 1.93m)

Bedroom Two

11'9 x 8'1 (3.58m x 2.46m)

Bedroom Three

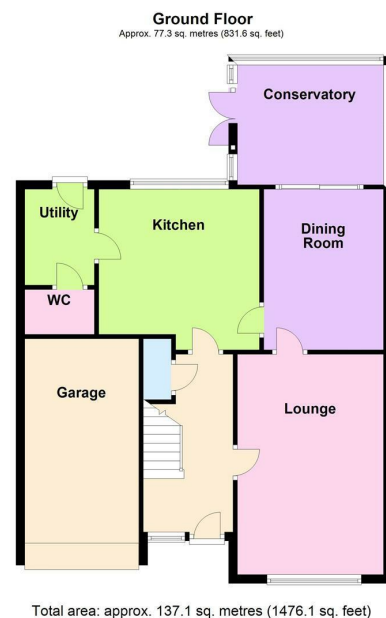
11'3 x 8'9 (3.43m x 2.67m)

Bedroom Four

8'1 x 9'3 (2.46m x 2.82m)

Family Bathroom

7'10 x 6'9 (2.39m x 2.06m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

18 Link Rise, Markfield, Leicester, Leicestershire, LE67 9TY

£400,000

OVERVIEW

- Beautiful Detached Family Home
- Village Location
- Entrance Hall & Lounge
- Dining Room & Conservatory
- Kitchen, Utility & Downstairs Cloakroom
- Fours Bedrooms
- En Suite & Family Bathroom
- Driveway, Garage & Landscaped Garden
- Freehold, EER Rating - D
- Council Tax Band - E

LOCATION LOCATION....

Markfield is a picturesque village located in the heart of Leicestershire. Nestled within the National Forest, the village is surrounded by stunning countryside and offers a tranquil escape from the hustle and bustle of city life. The village itself is steeped in history, with many of its buildings dating back to the 17th and 18th centuries. One of the most notable landmarks in Markfield is St Michael and All Angels Church, a beautiful 14th-century church that dominates the village skyline. Despite its small size, Markfield has a strong sense of community and is home to a range of local businesses and amenities, including a post office, a village hall, and several pubs and restaurants. The village is also within easy reach of the cities of Leicester and Nottingham, making it an ideal base for those who want to enjoy the best of both worlds.



THE INSIDE STORY

The journey into this elegant family home begins with a welcoming entrance hall, its tasteful design sets the stage for the rest of the house, providing a warm & inviting ambiance. The spacious lounge is a comfortable space, perfect for family gatherings or relaxing evenings with large windows filling the room with natural light. The dining room provides a formal space for family meals or entertaining guests. Its proximity to the kitchen makes serving & hosting a breeze. One of the standout features of this home is the conservatory, a tranquil space that allows you to enjoy the outdoors while staying sheltered from the elements. It's an ideal place to relax, read, or dine while surrounded by nature. The well-appointed kitchen is a chef's dream, with modern appliances and ample counter and storage space. It's a place where cooking becomes a pleasure. The utility room is a practical space that ensures laundry & household chores are conveniently tucked away, maintaining the elegance of the main living areas. For added convenience, this home includes a downstairs WC, making it easy for guests & family members. Upstairs you'll find four generously sized bedrooms. Each offers comfort & space for personal retreat, with large windows providing lovely views & natural light. The ensuite bathroom is a luxurious space, complete with a corner bath, perfect for relaxing after a long day. The family bathroom is stylish & functional offering modern fixtures & a soothing atmosphere. This property comes with a driveway for convenient parking, as well as a garage for additional storage. The meticulously landscaped garden is a sanctuary of natural beauty. Here you can enjoy outdoor activities, entertain, or simply unwind amidst lush greenery & well-tended flowerbeds. In summary this stunning detached family home is a true gem, with its tasteful finishes, spacious layout & desirable features. Don't miss the opportunity to make this beautiful property your family's haven.

