



12 Hill Side
Markfield, LE67 9UP

£725,000

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A 4 bedroom/3 bathroom traditional detached family house which has been skillfully extended offering flexible and spacious internal accommodation. Located at the heart of Markfield Village, with it's many amenities and easy access to junction 22 of M1 motorway, in a non-estate location. Benefitting from double glazing and gas central heating and retaining many original character features, the property comprises an entrance hall, cloaks/WC, 21' lounge with inglenook fireplace, study, stylish kitchen-diner with appliances, dining room, side conservatory. On the first floor, a landing leads to 4 bedrooms, two with en-suites, family bathroom. Outside is a driveway for several vehicles, double garage with room above. Extensive, private rear gardens. Viewing is highly recommended. Freehold. Council tax band C

Entrance Hall

The main entrance to this property is accessed from the left hand side of the property walking past the attractive water feature. Hardwood double glazed entrance door, double glazed window, fitted carpet. The split level hall offer space for occasional furniture, two radiators, useful under-stairs storage cupboard, stairs leading to first floor, hardwood/glazed door to rear gardens.

Study

11' x 4' (3.35m x 1.22m)

A study useful for those working from home or with a hobby that requires space. double glazed window and additional skylight, radiator.

Cloaks/WC

Double glazed opaque window, half tiled walls, vanity wash hand basin, wc, extractor fan, heated towel rail.

Lounge

21'6 x 11'6 (6.55m x 3.51m)

A generously sized living with an abundance of character. Three double glazed windows facing front and rear aspects, two traditional radiators, fitted carpet, log burner set in tremendous inglenook brick fireplace with huge oak beam, beamed ceiling.

Dining Room

14'2 x 11' (4.32m x 3.35m)

Situated adjacent to the kitchen and with access to side porch & an additional access point to the house with door to side. Double glazed windows to front and side, fitted carpet, radiator, feature fireplace.

Kitchen-Diner

14'4 x 13'10 (4.37m x 4.22m)

A superb fitted kitchen which complements the character of this house whilst providing a modern kitchen with quality appliances. Double glazed windows to front and side, LVT hard-wearing flooring, a stylish range of base, drawer and eye level units, Corian work surfaces with upstands and tiled surrounds, one-and-a-half bowl Corian sink with mixer taps. Appliances include an AEG fan-assisted electric double oven/grill, gas hob and extractor hood, integrated dishwasher, Bosch microwave. There is a Corian breakfast bar, kick-space plinth heater and attractive under-unit and pelmet lighting.

Mid Room

13'4 x 11'9 (4.06m x 3.58m)

Situated down steps off the entrance hall this room is a multi-purpose room which links the hall, conservatory and kitchen especially useful for small children's play area within sight of the kitchen or for an entertaining area.

Side Conservatory

13' x 6'9 (3.96m x 2.06m)

A pleasant retreat situated off the mid room. Hardwood double glazed conservatory with a brick base and a glazed roof. Solid wood flooring and a radiator.

1st Floor: Landing

A multi level landing with fitted carpet, two radiators, two double glazed skylights, storage cupboard.

Bedroom One

22'2 x 11'2 (6.76m x 3.40m)

A tremendous master bedroom with two double glazed windows to front aspect and a set of double glazed Juliet doors to rear. Solid wood flooring, two radiators, a wealth of fitted wardrobes.

En-suite Bathroom

8'2 x 6'6 (2.49m x 1.98m)

A modern en-suite bathroom with white suite comprising of panelled double ended bath, separate shower cubicle with mains shower, wash hand basin, wc. Solid wood flooring, fully tiled walls, heated towel rail, spotlights to ceiling, extractor fan.

Bedroom Two

14' x 13'10 (4.27m x 4.22m)

Two double glazed windows to front and side aspects, fitted carpet, radiator.

En-suite Shower Room

A second en-suite with shower cubicle and wash hand basin.

Bedroom Three

14'4" x 10'11" (4.38m x 3.33m)

Double glazed window to front, fitted carpet, radiator, a range of fitted wardrobes.

Bedroom Four

13'4" x 8'4" (4.07m x 2.56m)

Double glazed window to side, fitted carpet, radiator.

Family Bathroom

7'4 x 5'8 (2.24m x 1.73m)

Double glazed opaque window, fully tiled walls and floor, fitted with a contemporary white suite of shaped shower bath with mains shower over and glass screen, vanity wash hand basin, wc. Spotlights to ceiling, extractor fan.

Outside

To the front of the property is an extensive block paved driveway which would accommodate several vehicles including large vans/motorhomes etc. Steps lead up to a rockery garden with shrubs.

Walking around to the left hand side there is a further landscaped area utilising local stone and with an abundance of plants and shrubs and a moving water feature. Further steps lead to the pathway to the side main entrance door.

The extensive rear gardens lead up the hillside, as per the address of the property, with many mature trees, extensive lawns, a range of garden outbuildings and a walled boundary with open aspect beyond.

Garage & Room Above

17'8 x 15' (5.38m x 4.57m)

An attractive brick built detached garage with a room above which has tremendous potential for conversion to an office or for the whole structure to be converted to an annex (subject to usual consent)

Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

It has a Council Tax Band of C which means a charge of £1961.30 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

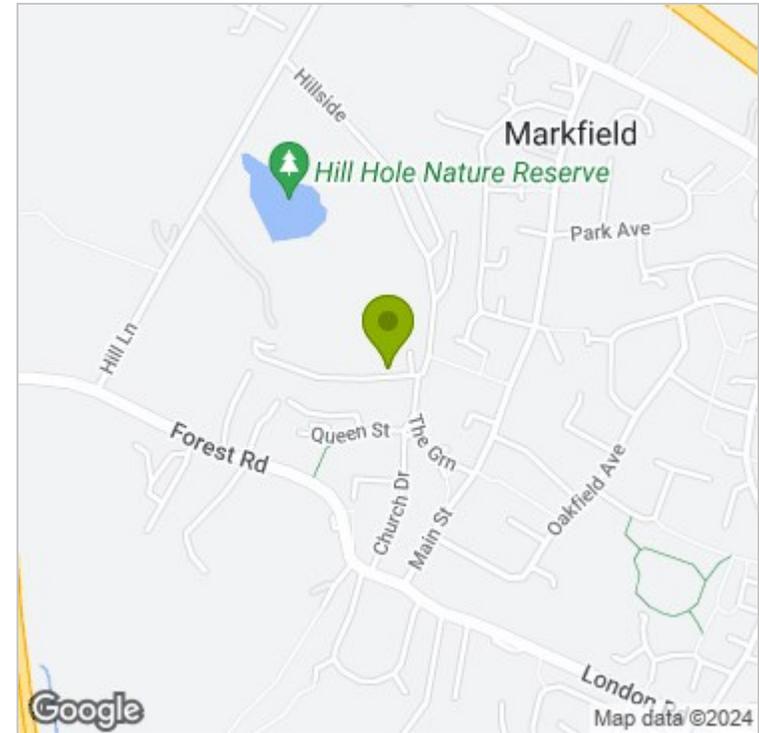


Viewing

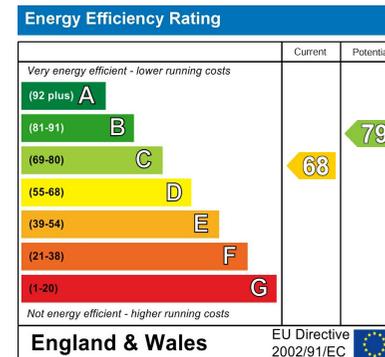
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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