



1 The Elms  
Markfield, LE67 9SZ

£375,000





# 1 The Elms

Markfield, LE67 9SZ

A modern three bedroom/2 bathroom detached bungalow situated in delightful private non-estate location close to local amenities such as shops, schools, health centre, bus routes, easy access to M1 junction 22 & open countryside. The property is well presented and tastefully decorated benefitting from full gas central heating (Worcester combi boiler), UPVC double glazing, fitted kitchen (oven/hob). The spacious accommodation comprises hall, lounge-diner, kitchen, utility room, fabulous conservatory, 3 bedrooms, en-suite shower room and a family shower room. Gardens to front & rear, driveway & garage. Freehold - no upward chain. Council Tax band D

## Porch

UPVC double glazed entrance door, tiled flooring.

## Entrance Hall

A spacious L-shaped entrance hall leading to most rooms and with an abundance of storage. Double glazed entrance door, laminate flooring, coving to ceiling, two large cupboards, cloaks cupboard, radiator.

## L-Shaped Lounge-Diner

21'7" x 16'0" max (6.60m x 4.90m max)

A particularly spacious dual aspect L-shaped lounge diner. UPVC double glazed window to side, two radiators, laminate flooring, log burner, coving to ceiling, UPVC double glazed French doors leading into conservatory.

## Conservatory

22'11" x 13'9" (6.99m x 4.21m)

A fabulous large conservatory or orangery having a solid roof. UPVC double glazed construction with a sweeping curved shape, brick base, solid roof, UPVC double glazed French doors leading out to garden, radiator, spotlights to ceiling.

## Kitchen-Diner

15'0" x 12'6" (4.59m x 3.83m)

A good sized and well equipped fully fitted kitchen with modern units featuring curved edge worktops. Two UPVC double glazed windows to front & rear giving dual aspect, tile effect laminate flooring, radiator, coving, spotlights to ceiling. Well equipped with a range of modern base, drawer & eye level units, work surfaces with tiled splashbacks, one and a half bowl sink unit with mixer tap. Built-in electric oven, gas hob with extractor hood. Integrated dishwasher, fridge/freezer. Ample space for table and chairs.

## Utility Room

7'1" x 5'0" (2.18m x 1.54m)

UPVC double glazed door, laminate flooring, radiator, fitted with base units, work surface, sink unit with mixer tap. Provision for washing machine. Wall mounted Worcester combination boiler.

## Bedroom One

13'8" x 11'8" (4.18m x 3.56m)

A generous double bedroom with an abundance of storage. UPVC double glazed bay window to front, fitted carpet, two radiators, built in wardrobes.

## En-suite Shower Room

UPVC double glazed opaque window, heated towel rail, tiled flooring, fully tiled walls, extractor fan. Shower cubicle with mains shower, vanity wash hand basin, wc.

## Bedroom Two

11'9" x 10'2" (3.60m x 3.10m)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

## Bedroom Three

13'5" x 6'9" (4.11m x 2.07m)

UPVC double glazed window to front, laminate flooring, radiator, access to loft.

## Shower Room

UPVC double glazed opaque window, chrome heated towel rail, tiled floor, fully tiled walls, spotlights to ceiling, extractor fan, a modern white suite comprising of a large walk-in shower enclosure with Mira electric shower, vanity wash hand basin, wc.

## Outside

The open plan front garden has slate chipping, shrubs, hedges, externally accessible meters undercover, tarmac driveway for 2 cars side by side, leading to garage (17' x 8') with up & over door, light & power door to side.

There is space to the side of the garage for a motorhome/caravan or similar.

The private South facing rear garden approx 50' x 40' has paved patio, lawn & fully fenced boundaries.

## Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council ([www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk))

It has a Council Tax Band of D which means a charge of £2318.79 for tax year ending March 2026

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

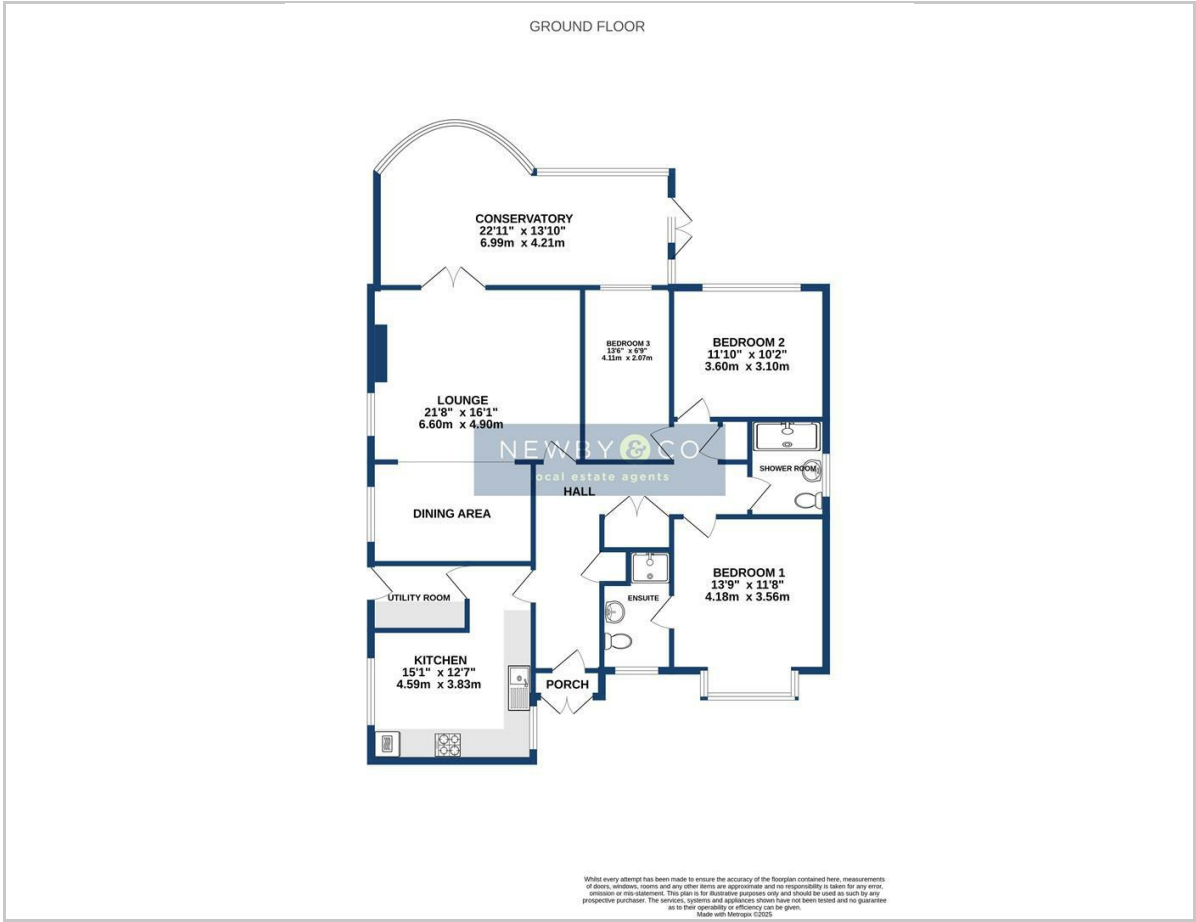
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan

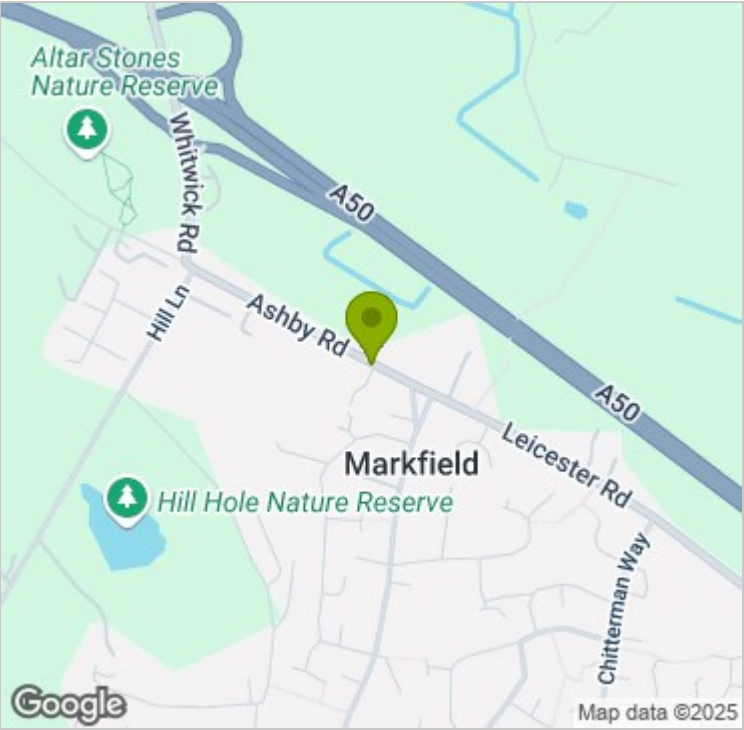


Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

