



- UNIQUE AND SPACIOUS FIVE BED DETACHED HOUSE
- GENEROUSLY SIZED ROOMS
- VERSATILE ACCOMMODATION
- OFF ROAD PARKING FROM BOTH FRONT AND OFF OF GARDEN
- MODERN DESIGN
- THREE EN-SUITES
- GROUND FLOOR SHOWER ROOM
- COUNCIL TAX BAND - F

Price guide £425,000

<https://www.judgeestateagents.co.uk>





Situated upon the traditional part of Markfield village comes offered for sale this modern, versatile and generously sized detached house. A property that benefits all double bedrooms for up to five bedrooms in total. This fantastic, ideal family home benefits an Entrance Hall, Two Ground floor Bedrooms (If needing five), Shower Room, 30'4 long Living/Dining/Kitchen Room, First Floor Landing with a 31'2 long Main Bedroom and Two double Bedrooms all with En-Suites. There is a lovely garden to enjoy off of the Living area with Bi-Folding doors as well as two separate off road parking spaces, one from the front of the property and the other off of the Garden accessed off of Main Street on The Crofts. PLEASE WATCH OUR VIRTUAL VIEWING TOURS FOR MORE DETAIL.

**PLEASE NOTE**

On the ground floor, there is under floor heating.

**ENTRANCE HALL**

There is a fitted wardrobe, power points, returning stairs to the first floor and doors to:

**BEDROOM**

13'10 x 10'2 (4.22m x 3.10m)

Benefiting from a window to the front aspect, power points and TV point.

**BEDROOM**

17'11 x 10'2 (5.46m x 3.10m)

Having a window to the side aspect and power points.

**SHOWER ROOM**

Comprising a low level WC, Wash hand basin, Shower, Complimentary tiling and a Heated towel rail.

**LIVING/DINING/KITCHEN**

38'7 - 25'3 - 30'4 x 38'7 - 9'1 - 15'7 - 23'9 (11.76m - 7.70m - 9.25m x 11.76m - 2.77m - 4.75m - )

Benefiting from Bi-Folding doors to the side of the property giving access to the garden, power points, TV point, Built in Cupboard and to the Kitchen area there is a range of wall and base units having work surfaces, sink with a mixer tap and drainer, integral oven, hob, window to the front aspect and power points.

**FIRST FLOOR LANDING**

There is a radiator, power point and doors to:

**MAIN BEDROOM**

31'2 - 21' x 13'4 - 6'11 (9.50m - 6.40m x 4.06m - 2.11m)

Benefiting from windows to the front, rear and side aspects as well as Juliette balcony doors over looking the garden, radiator, power points and a door to:

**EN-SUITE**

Comprising a low level WC, Wash had basin, Bath with Complimentary tiling, Velux window and a Heated towel rail.

**BEDROOM**

14'5 - 7'2 x 13'11 - 10'3 (4.39m - 2.18m x 4.24m - 3.12m)

With a feature window to the front aspect, radiator, power points and a door to:







#### EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower and Complimentary tiling.

#### BEDROOM

12'10 - 8'4 x 12'7 - 7'2 (3.91m - 2.54m x 3.84m - 2.18m)

Having a feature window to the side aspect and Velux windows to the rear aspect, radiator, power points and door to:

#### EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower and Complimentary tiling.

#### GARDEN

There is a landscaped garden with a brick paved patio and pathway that leads along to a gated access to further off road parking that enjoys a mainly laid to lawn area as well as a bricked raised border home to a number of plants and flowers.

#### PARKING

From the front there is a driveway offering off road parking and off of The Crofts (Off of Main Street), There is further off road parking with a gate that leads to the rear garden.

#### MARKFIELD VILLAGE

The village of Markfield is situated in north-west Leicestershire, on the edge of the renowned Charnwood and New National Forests, and is well known for its popularity in terms of convenience for ease of access to the centres of Leicester, Loughborough, Coalville and Ashby-de-la-Zouch, as well as the M1\M69\M42 major road network for travel north, south and west, and the East Midlands International Airport at Castle Donington. In the nearby villages of Markfield, Copt Oak and Newtown Linford there are a good range of amenities including shopping for day-to-day needs, restaurants, public houses and a wide range of sports clubs including tennis, football and cricket.

#### VIEWINGS

We always like any potential purchaser to follow our four

steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

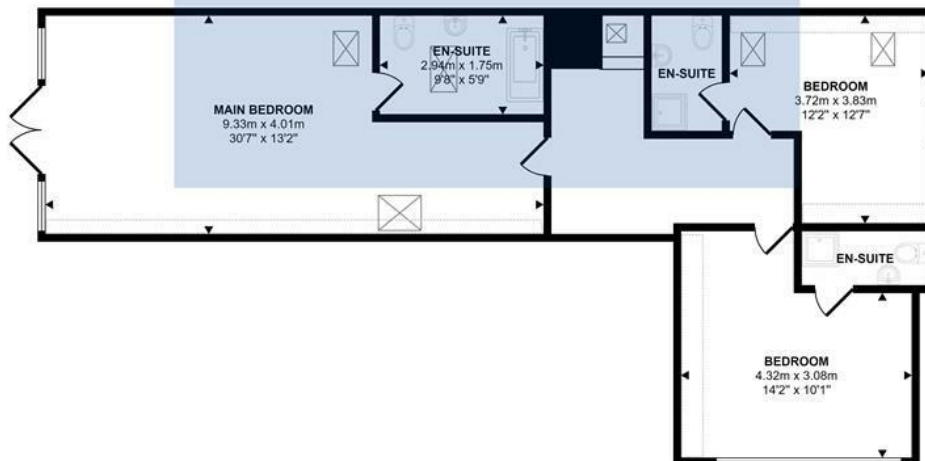
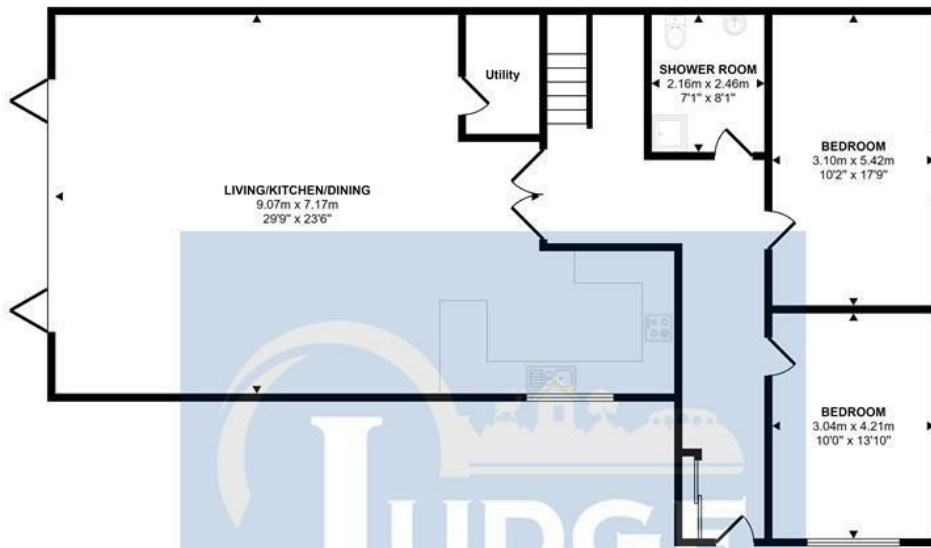
#### MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification



Approx Gross Internal Area  
215 sq m / 2317 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  |                         | 70      | 76        |
|   | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      |                         |         |           |
|   | EU Directive 2002/91/EC |         |           |

