



- SPACIOUS FIVE BEDROOM PROPERTY
- GARAGE
- FOUR PIECE BATHROOM SUITE ON FIRST FLOOR
- IDEAL FAMILY HOME
- AMPLE OFF ROAD PARKING
- TWO EN-SUITE BEDROOMS TO SECOND FLOOR
- ENCLOSED GARDEN
- COUNCIL TAX BAND - F

Asking price £420,000

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



Constructed circa 2019 and making a fantastic family home with five spacious bedroom in brief benefits from an Entrance Hall, WC, Living Room, Kitchen/Dining, First Floor Landing with Three Bedrooms, Bathroom, Second Floor Landing with Two Bedrooms both with En-Suite Shower rooms. There is an enclosed, well maintained garden and from the front of the property there is powered gated access to ample off road parking that then leads to a Detached Garage with Electric door. VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE HALL**

There are stairs leading to the first floor landing, door to the rear garden and doors to:

**LIVING ROOM**

22'2 x 10'7 (6.76m x 3.23m)

Benefiting from windows to the front and side aspects, power points, radiator, TV point and two windows to the rear aspect.

**WC**

Comprising a low level WC, Wash hand basin, Heated Towel Rail and a Window to the rear aspect.

**KITCHEN/DINING**

18'9 x 11'3 (5.72m x 3.43m)

There are a range of wall and base units having work surfaces, sink with mixer tap (Instant hot tap), integral oven, hob with extractor, integral fridge, freezer, integral dishwasher ,integral washing machine, windows to both sides and the rear aspects, patio doors to the rear garden, TV point, power points and radiator.

**FIRST FLOOR LANDING**

Having a window to the front aspect, stairs leading to the second floor and doors to:

**BEDROOM**

14'7 x 10'8 (4.45m x 3.25m)

Benefiting from Juliette balcony windows to the front aspect, radiator and power points.

**BEDROOM**

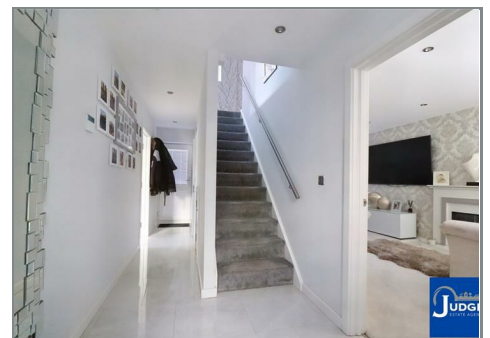
11'5 x 9'11 (3.48m x 3.02m)

Having Juliette balcony windows to the front aspect, radiator and power points.

**BEDROOM**

11'4 x 8'3 maximum (3.45m x 2.51m maximum)

With Juliette balcony doors to the rear aspect, radiator and power points.





#### BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Complimentary tiling, Heated towel rail and a Window to the rear aspect.

#### SECOND FLOOR LANDING

There are doors to:

#### BEDROOM

19'3 x 10'10 - 8'10 (5.87m x 3.30m - 2.69m)

Benefiting from windows to the front and rear aspects, power points, TV point, fitted wardrobes and door to:

#### EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Heated towel rail and Velux window.

#### BEDROOM

15'11 x 11'4 (4.85m x 3.45m)

Having windows to the front and side aspects, radiator, power points, TV point, fitted wardrobes and door to:



#### EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Heated towel rail and Velux window.

#### REAR GARDEN

An enclosed, well maintained and presented garden with a paved patio that leads to a mainly laid to lawn garden.

#### PARKING

With a powered gate giving access to ample off road parking that also leads to:

#### GARAGE

With electric door

#### MARKFIELD VILLAGE

The village benefits greatly from being surrounded by easily accessible countryside. There are a variety of public footpaths radiating out from the village - including the "Leicestershire Round", which passes along Main Street. To the north-western side of the village lies the Hill Hole Nature Reserve. Markfield has Chinese and Indian takeaways, a fish

and chip shop, a newsagent, Co-Operative Supermarket (which is being extensively altered and made bigger) a financial advisory office, GP surgery and Chemist.

#### 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

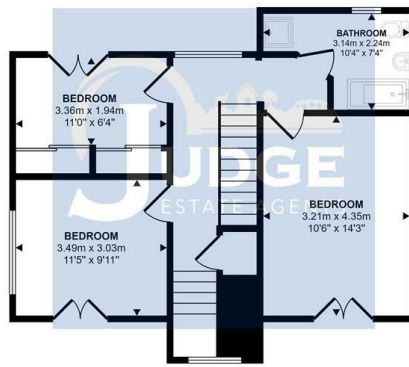


Approx Gross Internal Area  
164 sq m / 1762 sq ft

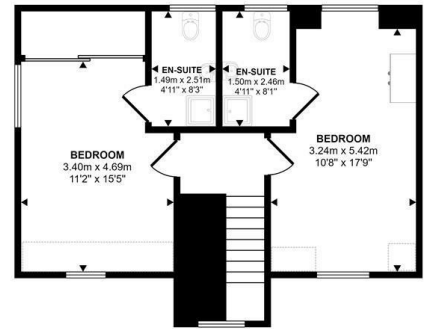


Ground Floor  
Approx 55 sq m / 592 sq ft

Denotes head height below 1.5m



First Floor  
Approx 55 sq m / 594 sq ft



Second Floor  
Approx 53 sq m / 575 sq ft

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.

