



- VERSATILE SIX BEDROOM DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- HIGHLY SOUGHT AFTER LOCATION
- GROUND FLOOR WC
- APPROX 12.5 MILES TO EAST MIDLANDS AIRPORT
- GENEROUSLY SIZED
- TWO EN-SUITE BEDROOMS
- IDEAL FOR MULTI-GENERATIONAL FAMILY
- GREAT LINKS TO MOTORWAY
- COUNCIL TAX BAND - F

Price guide £765,000

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



This impressively extended house that is ready for the next owner to complete and make 'their own' is located upon the fringes of Newtown Linford and Markfield Villages. A property truly needed to be seen to appreciate that offers versatility with Six Bedrooms on the first floor and also the option if needed to add further on the ground floor. This could be perfect for a multi-generational family or large family and internally benefits briefly of an Entrance Hall, Study Area, Living Room Area, Lounge, Conservatory, WC, Shower Room, Inner Lobby, Family Room, Utility, Kitchen/Dining/Snug, First Floor Landing, Six Bedrooms (Two with En-Suites) and a Family Bathroom. There is a mature and well established rear garden and from the front there is extensive off road parking that also leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

15'3 x 12'11 (4.65m x 3.94m)

Having stairs leading to the first floor landing, under stairs cupboard and doors to:

STUDY AREA

12'10 x 9'3 (3.91m x 2.82m)

Having a window to the front aspect, radiator, power points and a door to the Garage and door to:

LIVING ROOM AREA

18'7 x 17'3 (5.66m x 5.26m)

With a feature fire surround, windows and patio doors to the rear aspect, radiator, power points and a door to:

LOUNGE

19'6 x 6'11 (5.94m x 2.11m)

Benefiting from a window to the side aspect, radiator, power points, sink, doors to the Garage and WC as well as steps down to:

CONSERVATORY

9'11 x 9'10 (3.02m x 3.00m)

With windows to the rear and side aspects, power point and a door to the rear aspect.

WC

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

INNER LOBBY

11'4 x 9' (3.45m x 2.74m)

There is a radiator, power points and doors to:

SHOWER ROOM

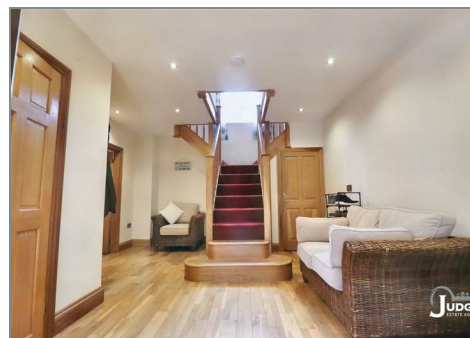
11'4 x 6'2 (3.45m x 1.88m)

Benefiting from a window to the front aspect, radiator, fitted cupboard and access to a partitioned WC area with a low level WC and Wash hand basin that also has a door to the Entrance Hall.

FAMILY ROOM

13' x 10'5 (3.96m x 3.18m)

There is a window to the front aspect, radiator, power points and a door to:





UTILITY

10'6 x 4'9 (3.20m x 1.45m)

Having wall and base units with a work surface, plumbing for a washing machine, door to the side aspect, power points and door to:

KITCHEN/DINING/SNUG

25'9 x 11'11 (7.85m x 3.63m)

Benefiting from a range of wall and base units having work surfaces, sink with mixer tap, range oven with extractor fan, power points, windows to the rear aspect, radiator and patio doors to the rear garden as well as French doors to the Inner Lobby.

FIRST FLOOR LANDING

Having a window to the rear aspect and doors to:

PRIMARY BEDROOM

17'3 x 11'2 (5.26m x 3.40m)

Benefiting from Balcony doors to the rear onto the Balcony that does still require safety partitions. To the Bedroom there is also a Velux window to the side aspect, power points, radiator and door to:

EN-SUITE

9'7 x 7'5 (2.92m x 2.26m)

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Velux window to the side aspect, Complimentary tiling and a Radiator.

BEDROOM

13'5 x 9'7 (4.09m x 2.92m)

With a Window to the front aspect, radiator and power points.

BEDROOM

17'4 x 9'1 (5.28m x 2.77m)

Benefiting from a window to the rear aspect, radiator and power points.

BEDROOM

12'8 x 10'8 (3.86m x 3.25m)

Having a 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

11'9 x 10'2 (3.58m x 3.10m)

With a window to the front aspect, radiator and power points.

BEDROOM

13'6 x 5'9 (4.11m x 1.75m)

Having a window to the front aspect, radiator and power points as well as an Alcove area (8' x 4'1) with a Velux window.

FAMILY BATHROOM

10'4 x 7'2 (3.15m x 2.18m)

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

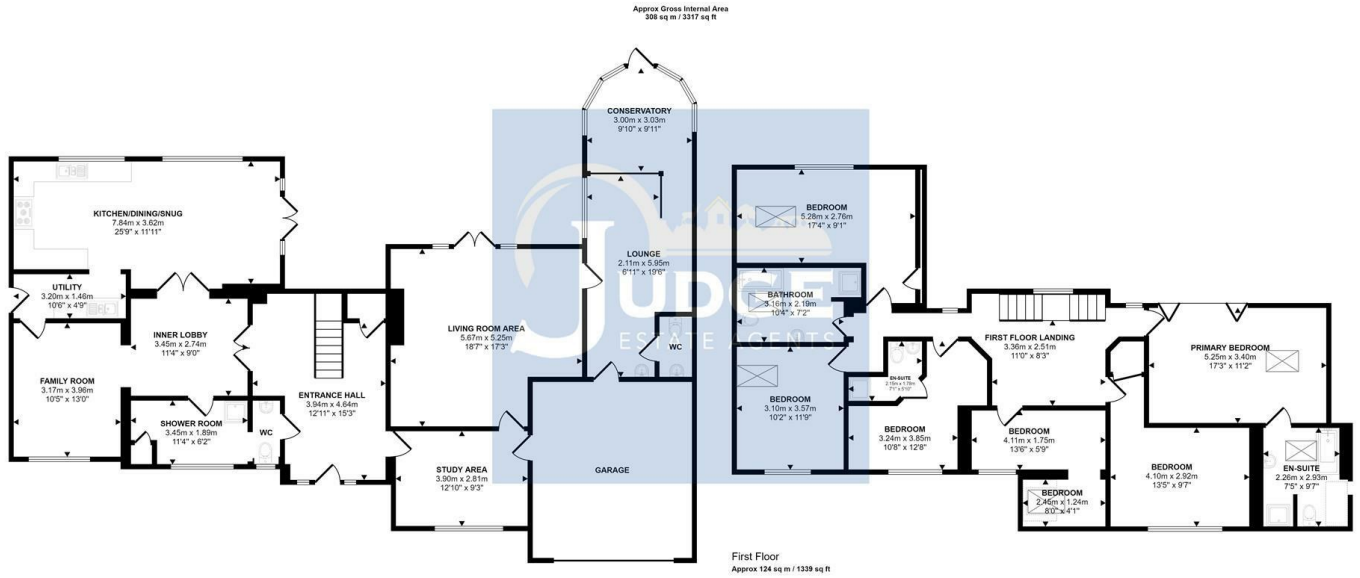
REAR GARDEN

A well established garden comprising a patio, lawn and bordered areas all with a variety of shrubs, plants and trees.

PARKING

From the front there is extensive off road parking that also leads to:





Ground Floor
Approx 184 sq m / 1978 sq ft

First Floor
Approx 124 sq m / 1339 sq ft

1 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. Some 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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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