



213 MARKFIELD LANE, MARKFIELD,  
LEICESTERSHIRE, LE67 9PQ

PRICE GUIDE £595,000

# 213 MARKFIELD LANE, MARKFIELD, LEICESTERSHIRE, LE67 9PQ

## £595,000 FREEHOLD



### ENTRANCE PORCH

There is a door that leads to:

### DINING AREA

14'5 x 11'10

Benefiting from windows to the front and side aspects, power points, radiator, TV point and access through to:

### KITCHEN AREA

12'2 x 10'5

There are a range of wall and base units with work surfaces, sink with mixer tap, integral oven, grill, hob with extractor, integral fridge/freezer, integral dishwasher, power points, window to the side aspect and access through to:

### CONSERVATORY

10'9 x 8'4

With windows to both the rear and side aspects, radiator, power points and patio doors to the side aspect.

### INNER HALLWAY

There are doors that lead to the WC, Living Room, Utility Porch and there are stairs leading to:

### BEDROOM

17'1 x 8'2

Benefiting from a window to the rear aspect, radiator, power points, store, fitted cupboard and door to:

### EN-SUITE

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

### WC

Comprising a low level WC, Wash hand basin and a Radiator.

### LIVING ROOM

18'4 into bay x 11'11

Benefiting from a bay window to the side aspect, window to the front aspect, radiator, power points, TV point and Fuel burner.

### UTILITY/PORCH

16'4 x 10'4

Having a Belfast style sink with mixer tap, wall and base units with work surface, door to the rear garden, power points and a door that leads to an inner hall that has stairs leading to a first floor landing as well as a window to the side aspect and doors to the Garage and:

### BEDROOM

14'5 x 10'8

Benefiting from a window to the rear aspect, door to the side aspect leading to the Garden, radiator, power points and door to:

### EN-SUITE

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

### FIRST FLOOR LANDING

Having a window to the side aspect and doors that lead to:

### BEDROOM

14'8 x 14'5

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



## BATHROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Bath and a Window to the side aspect.

## BEDROOM

10'11 x 10'1

Having a window to the front aspect, radiator, power points and built in cupboard.

## FRONT GARDEN

There is a mainly laid to lawn garden with borders home to a variety of shrubs and plants.

## REAR GARDEN

This eye-catching rear garden enjoys a raised decked sitting area with steps leading down to further decked and patio area with formal shaped lawns well stocked evergreen and floral beds, borders as well as the facilities of both an outside tap and power point.

## PARKING

From the front there is a driveway that proceeds to the front exterior of this lovely home whilst also leading to:

## GARAGE

20'11 x 10'7

Benefiting from an up and over door as well as the facilities of both power and lighting.

## 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, Just Naturally Healthy - an independent shop selling organic produce, a Co-Operative Supermarket (which is being extensively altered and made bigger) a financial advisory office and a GP surgery,

## NEWTOWN LINFORD VILLAGE

Newtown Linford is a highly regarded village set within the stunning Charnwood Forest best known for its association with Bradgate Park which is open to the public and provides extensive scenic walks to local landmarks including Old John, the hilltop folly and a riverside walk towards Cropston Reservoir with a lovely cafe situated along the main pathway. Local amenities include a primary school, shops, cafes, delis, gastro pubs and restaurants, church and cricket club. The village is convenient for access to Leicester, Loughborough and M1(J22). There are two thriving villages with further amenities within a short drive, these are Anstey and Markfield villages.

## 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.

## MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only



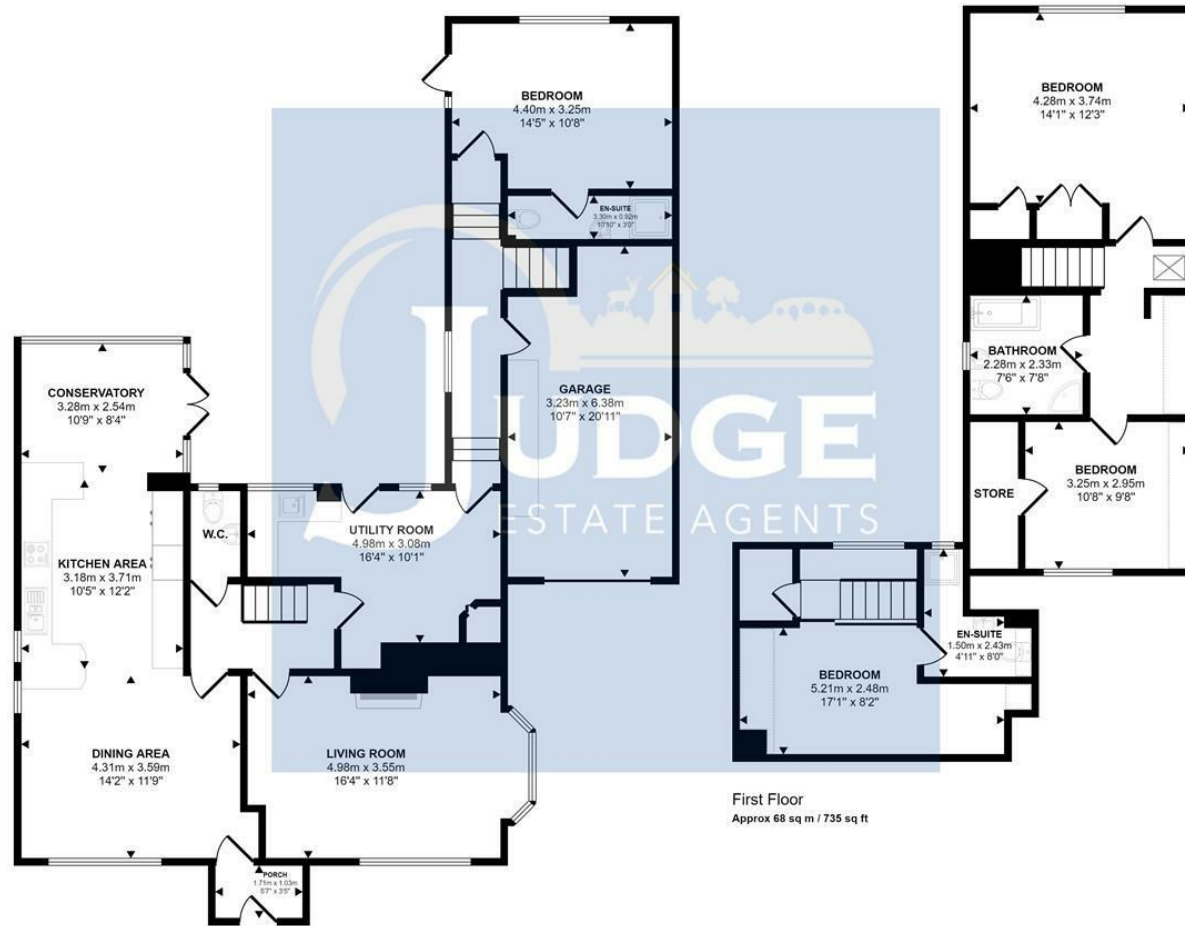
a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to

purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Approx Gross Internal Area  
196 sq m / 2108 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.

Viewings strictly by  
appointment via Judge  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
65	74		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

