



- FOUR BEDROOM DETACHED HOUSE
- STUDY/SNUG
- REPUTABLE SCHOOL CATCHMENTS
- 3.4 MILES TO BRADGATE PARK
- 10.2 MILES TO FOSSE PARK SHOPPING

- CUL DE SAC LOCATION
- LOUNGE
- OFF ROAD PARKING
- 8.8 MILES TO LEICESTER CITY CENTRE
- COUNCIL TAX BAND - D

**Offers over £374,500**

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



This very well presented four bedroom detached family home is located within a highly sought after part of Markfield village and makes for an ideal family home. This lovely property offers great school catchment as well as being ideally placed for ease of access to major road and motorway links also has ample off road parking. In brief the property internally benefits an Entrance Hall, Living Room through to Dining, Kitchen, Utility, WC, Pantry with a door to a Study/Snug and there is also a Lounge. From the First Floor Landing there are Four Bedrooms with an En-Suite for the Primary Bedroom and a Family Bathroom. There is a well maintained and well presented rear garden and from the front there off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE HALL**

There is a radiator, stairs leading to the first floor landing and a door to:

**LOUNGE**

9'5 x 7'8 (2.87m x 2.34m)

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

**LIVING ROOM**

13'7 - 9'11 x 11'5 (4.14m - 3.02m x 3.48m)

Benefiting from a bow fronted window, radiator, power points, TV point, Fire with feature surround and an archway through to:

**DINING ROOM**

8'11 x 8'9 (2.72m x 2.67m)

With patio doors to the rear garden, power points, radiator and door to:

**KITCHEN**

9'10 x 8'9 (3.00m x 2.67m)

There are a range of wall and base units having work surfaces, sink with mixer tap, integral oven, hob with extractor fan, wine fridge, fridge and freezer, power points, window to the rear aspect and door to:

**STUDY/SNUG**

8'7 x 8' (2.62m x 2.44m)

Accessed via the Pantry with a door leading to the room that benefits a door to the side aspect and power points.

**UTILITY**

There are wall and base units having a work surface, sink with mixer tap, splash backs, plumbing for a washing machine, power points, door to the rear garden and door to:

**WC**

Comprising a low level WC, Wash hand basin, Heated towel rail and a Window to the side aspect.

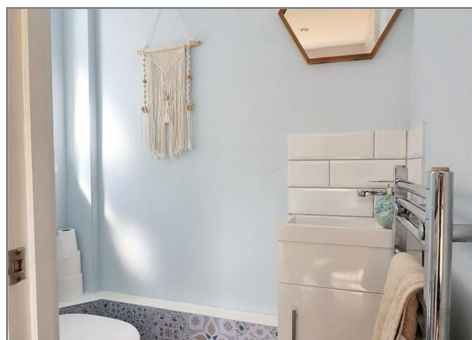
**FIRST FLOOR LANDING**

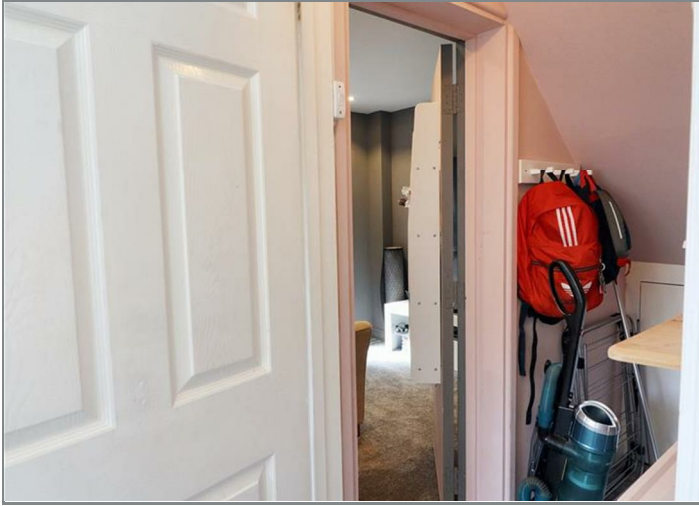
There is an airing cupboard, power point, radiator, loft access and doors to:

**PRIMARY BEDROOM**

11'10 x 11'3 (3.61m x 3.43m)

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and a door to:





#### EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling and a Window to the front aspect.

#### BEDROOM

10'4 x 8'2 (3.15m x 2.49m )

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

#### BEDROOM

8'4 x 7'4 (2.54m x 2.24m)

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

#### BEDROOM

10'7 x 6'8 - 5'8 (3.23m x 2.03m - 1.73m)

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

#### BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Radiator and a Window to the side aspect.

#### REAR GARDEN

A lovely rear garden with a patio that then leads onto a mainly laid to lawn area having borders with a variety of shrubs, plants and trees as well as a shed.

#### PARKING

From the front of the property there is off road parking.

#### 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,



#### 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

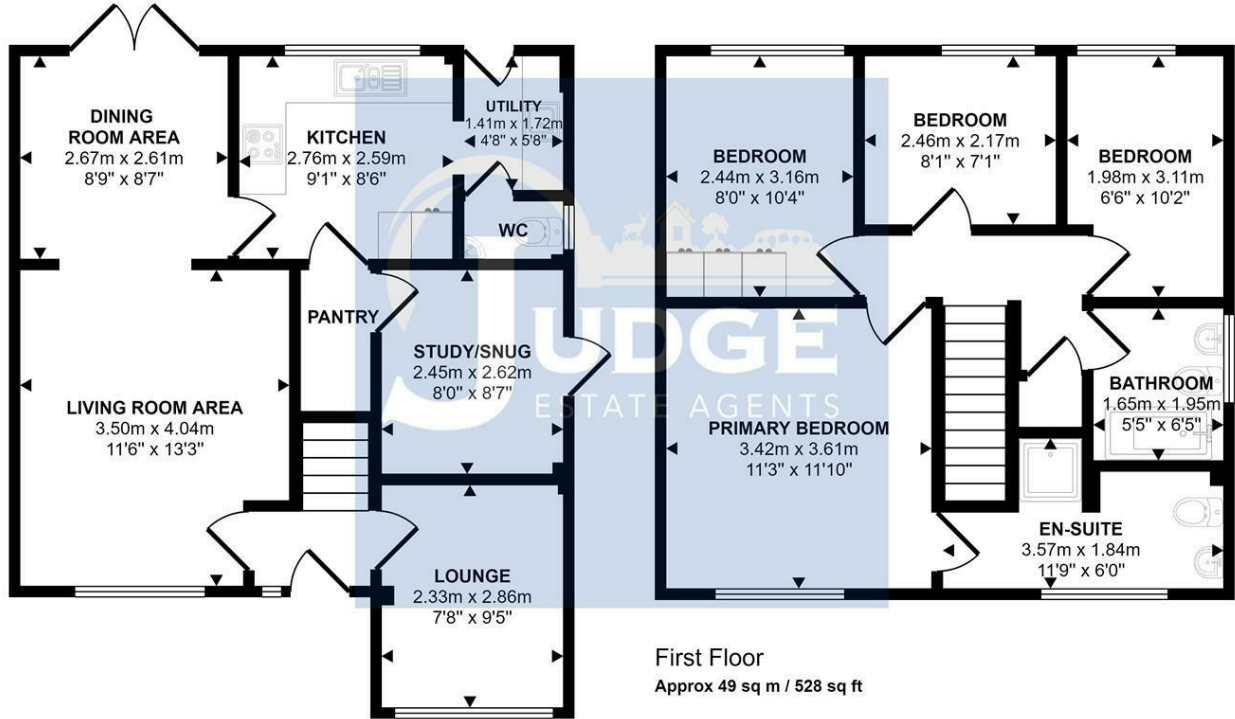
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### 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.



Approx Gross Internal Area  
101 sq m / 1085 sq ft



Ground Floor  
Approx 52 sq m / 558 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.

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		73	86
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			
England & Wales			
EU Directive 2002/91/EC			

