



2 SWITHLAND CLOSE, MARKFIELD,
LEICESTERSHIRE, LE67 9SE

ASKING PRICE £212,000

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£212,000 FREEHOLD



ENTRANCE HALL

Having a radiator, stairs to the first floor landing and doors to:

LIVING ROOM

13'10" x 11'7"

Benefiting from patio doors to the rear garden, power points, TV point, radiator and an Electric fire.

KITCHEN

11'7" - 8'5" x 10'8"

With a range of wall and base units with roll top work surfaces, sink with mixer tap and drainer, radiator, power points, integral oven, hob with extractor fan and a window to the front aspect.

FIRST FLOOR LANDING

Having doors to:

PRIMARY BEDROOM

11'8" x 8'11"

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

BEDROOM

9'2" x 8'5"

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

BATHROOM

6'5" x 5'7"

Comprising from a low level WC, Wash hand basin, Bath with shower over, Loft access and Complimentary tiling.

REAR GARDEN

To the rear there is a well presented garden comprising mainly of a laid to lawn area having borders with a variety of shrubs and plants also a patio area too.

PARKING

To the front there is gravelled driveway provides off road parking for two vehicles and leads to:

GARAGE

Having an up and over 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, 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.

MONEY LAUNDERING

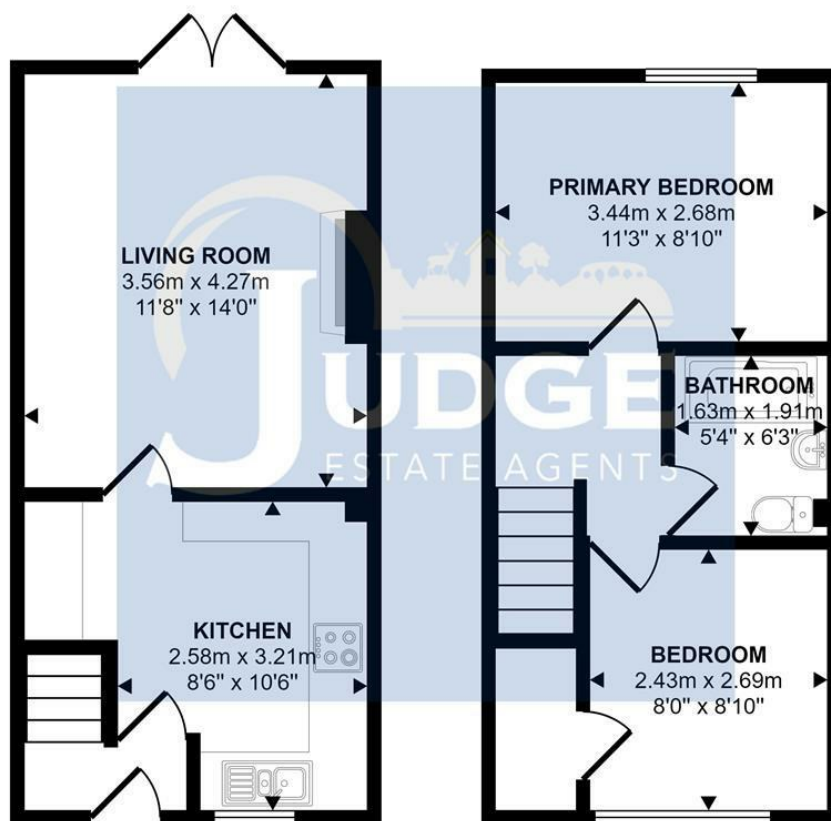
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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



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Approx Gross Internal Area
53 sq m / 570 sq ft



Ground Floor
Approx 27 sq m / 292 sq ft

First Floor
Approx 26 sq m / 278 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(82 plus) A		89
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		62
(39-54) E			(21-38) E		
(21-38) F			(9-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

