

- THREE BEDROOM DETACHED HOUSE
- OFF ROAD PARKING
- IDEAL FAMILY HOME

- CORNER PLOT
- CLOSE TO VILLAGE MAIN STREET
- COUNCIL TAX BAND - C

Offers over £250,000



NO CHAIN Located upon a corner plot comes offered for sale this three bedroom detached house. An ideal property for a purchaser wanting to make their own mark upon a property, briefly benefits from an Entrance Hall, Living Room, Kitchen/Dining, First Floor Landing, Three Bedrooms and a Shower Room. There is a mature garden as well as off road parking and car port outside. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading to the first floor landing, radiator and doors that lead to:

LIVING ROOM

17' x 11'10" (5.18m x 3.61m)

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

KITCHEN/DINING ROOM

16'11" x 9'11" (5.16m x 3.02m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, power points, radiator, windows to the side and rear aspects and a door to the side aspect leading to the Garden.

FIRST FLOOR LANDING

With a window to the rear aspect, radiator, loft access and doors to:

PRIMARY BEDROOM

11'11" x 8'10" (3.63m x 2.69m)

Benefiting from windows to the front and side aspects, radiator, power points and fitted wardrobes.

BEDROOM

10' x 8'11" (3.05m x 2.72m)

There are windows to both the front and side aspects, radiator, power points and built in cupboard.

BEDROOM

8'8" x 7'8" (2.64m x 2.34m)

There is a window to the side aspect, radiator and power points.

SHOWER ROOM

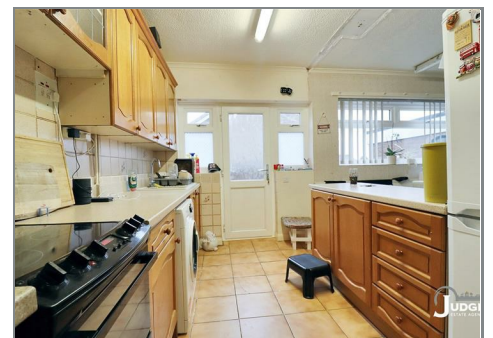
Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator, Complimentary tiling and a Window to the side aspect.

GARDEN

There is a patio, outside WC and a laid to lawn garden.

PARKING

From the front there is off road parking that leads to a Car Port.





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.

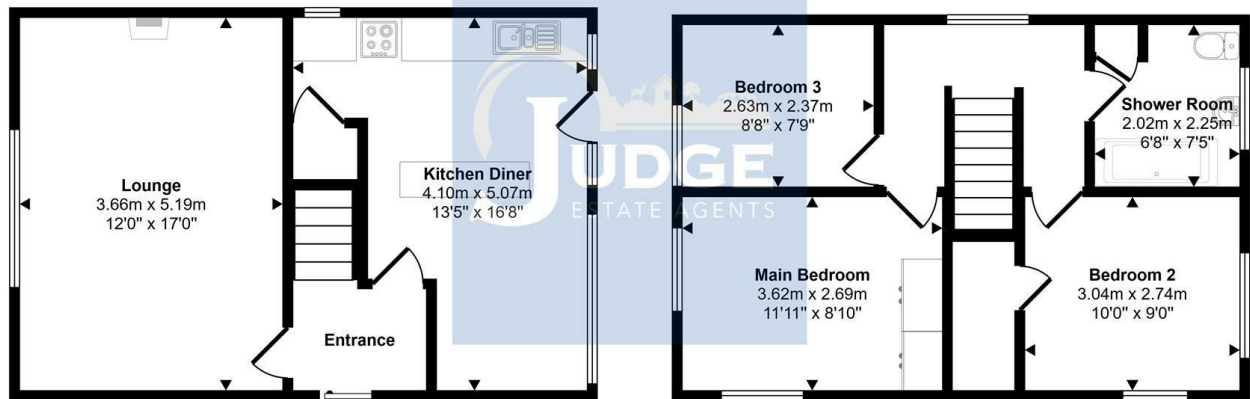
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



Approx Gross Internal Area
81 sq m / 868 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.

