



- THREE BEDROOM SEMI-DETACHED HOUSE
- CONSERVATORY
- CLOSE TO VILLAGE SHOPS
- NO CHAIN
- OFF ROAD PARKING
- CLOSE TO REPUTABLE SCHOOLS
- COUNCIL TAX BAND - B

Offers over £244,950

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



NO CHAIN. Situated within a highly sought after and regarded village comes offered for sale this well presented three bedroom Semi-Detached house. Offered for sale with no upward chain, this ideal family home benefits briefly from an Entrance Porch, Entrance Hall, Living Room, Conservatory, Kitchen/Breakfast, Utility/Rear Porch, First Floor Landing, Three Bedrooms and a Bathroom. From the rear of the property there is a low maintenance garden with an outhouse. From the front there is off road parking. PLEASE VIEW OUR VIRTUAL TOURS.

ENTRANCE PORCH

With a door that leads to:

ENTRANCE HALL

Having stairs leading up to the first floor landing and doors leading to:

LIVING ROOM

19'5 x 11'11 - 10'3 (5.92m x 3.63m - 3.12m)

Benefiting from a window to the front aspect, radiator, power points, TV point and a window to the rear aspect as well as a door that leads to:

CONSERVATORY

10'5 x 9'4 (3.18m x 2.84m)

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

KITCHEN/BREAKFAST

13'11 x 9'5 (4.24m x 2.87m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral double oven, hob with extractor, dishwasher, windows to the side and rear aspects, power points, radiator and a door that leads to:

UTILITY/REAR PORCH

There is a radiator, window to the side aspect, plumbing for a washing machine, power points and a door to the side leading to the Garden.

FIRST FLOOR LANDING

Having a window to the side aspect, power point, loft access and doors that lead to:

PRIMARY BEDROOM

13'5 x 9'11 (4.09m x 3.02m)

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

BEDROOM

15' - 8'11 x 9' - 5'7 (4.57m - 2.72m x 2.74m - 1.70m)

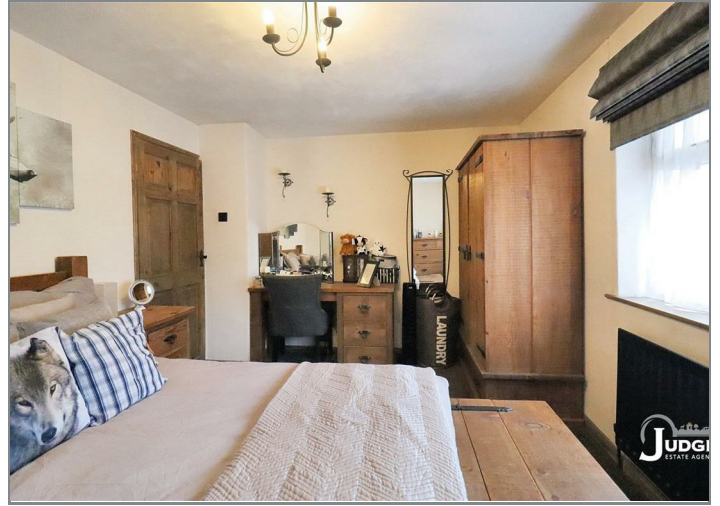
With a window to the rear aspect, radiator, power points and an airing cupboard.

BEDROOM

10'1 x 6'5 (3.07m x 1.96m)

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





BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower over, Heated towel rail, Complimentary tiling, Window to the rear aspect and a Heated Towel Rail.

REAR GARDEN

This low maintenance garden benefits from a Decked seating area as well as gravelled garden that also hosts an outhouse measuring 10'10 x 7'7 with power points.

PARKING

From the front 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.

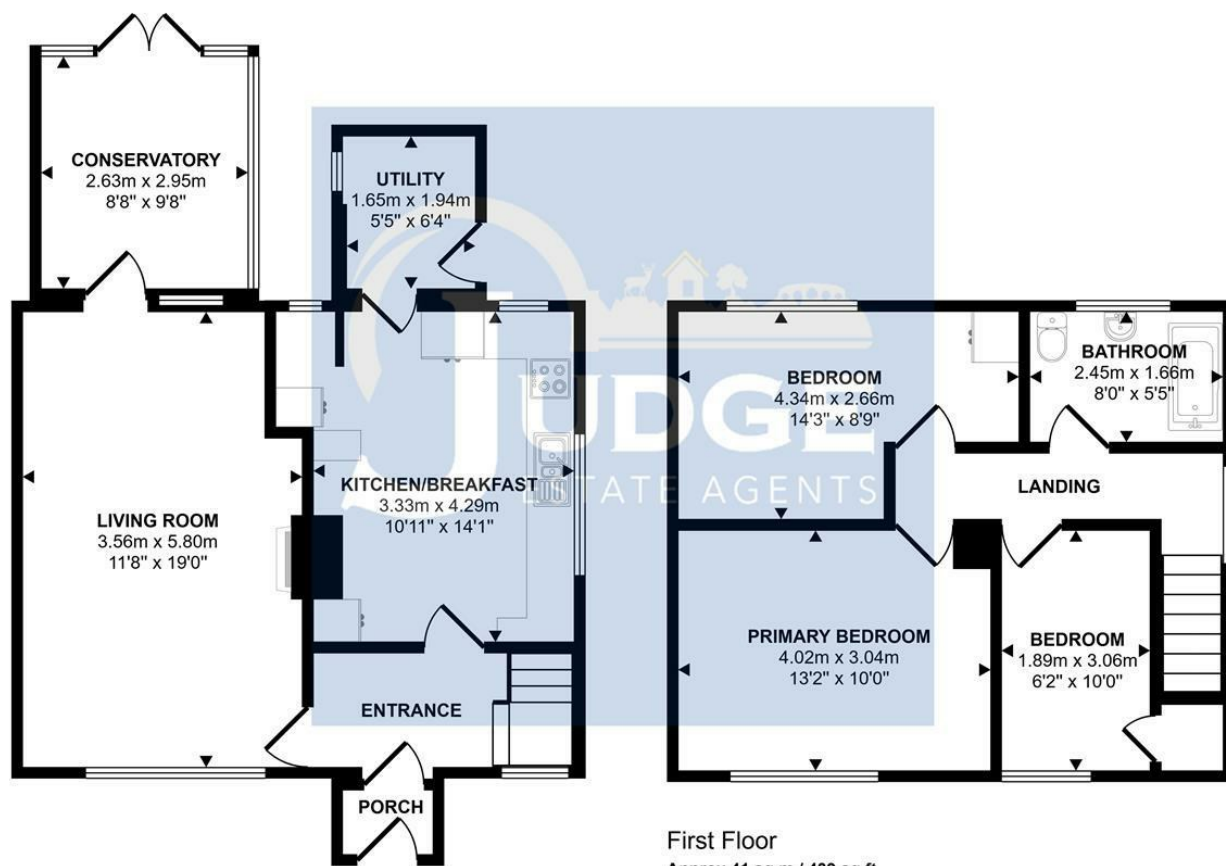
MONEY LAUNDERING

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



Approx Gross Internal Area
95 sq m / 1024 sq ft



Ground Floor
Approx 54 sq m / 586 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.

