



- THREE BEDROOM SEMI-DETACHED HOUSE
- IDEAL FAMILY HOME
- SOUGHT AFTER VILLAGE

- OFF ROAD PARKING AND GARAGE
- IDEALLY LOCATED FOR ACCESS TO M1
- COUNCIL TAX BAND - C

Asking price £268,000

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



This well presented three bedroom Semi-Detached House is well situated for access to the Village, school as well as shops and amenities. Internally this ideal family home benefits briefly an Entrance Hall, Living Room, Kitchen/Dining, First Floor Landing, Three Bedrooms and a Shower Room. To the outside of the property there is a low maintenance rear garden with Summer House and from the front there is ample off road parking that leads alongside the property to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having a cupboard and door that leads to:

LIVING ROOM

15'11 x 15'2 - 11'8 (4.85m x 4.62m - 3.56m)

Benefiting from a window to the front aspect, radiator, power points, TV point, feature fire surround, stairs leading up towards the first floor landing and a door that leads to:

KITCHEN/DINING ROOM

15'11 x 11'10 (4.85m x 3.61m)

There are a range of wall and base units with work surfaces, sink with mixer and drainer, integral oven, grill, hob, microwave with extractor, integral wine fridge, radiator,

power points, window to the rear aspect, Utility cupboard with plumbing for a washing machine. There is also a door to the side aspect that gives access to the side of the property.

FIRST FLOOR LANDING

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

PRIMARY BEDROOM

11'8 x 9'3 (3.56m x 2.82m)

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

BEDROOM

11'11 x 9'3 (3.63m x 2.82m)

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

BEDROOM

8'6 x 6'5 (2.59m x 1.96m)

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

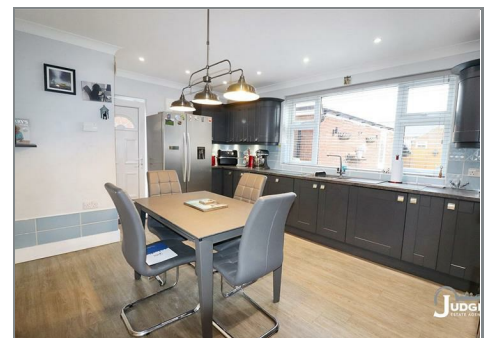
SHOWER ROOM

8'2 x 6'2 (2.49m x 1.88m)

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

REAR GARDEN

A low maintenance garden that comprises a patio and artificial lawn area as well as a Summer House.





PARKING

From the front there is ample off road parking that leads to further parking alongside the property to:

GARAGE

18'1 x 12'4 (5.51m x 3.76m)

Benefiting from an up and over door and a door to the side aspect.

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.

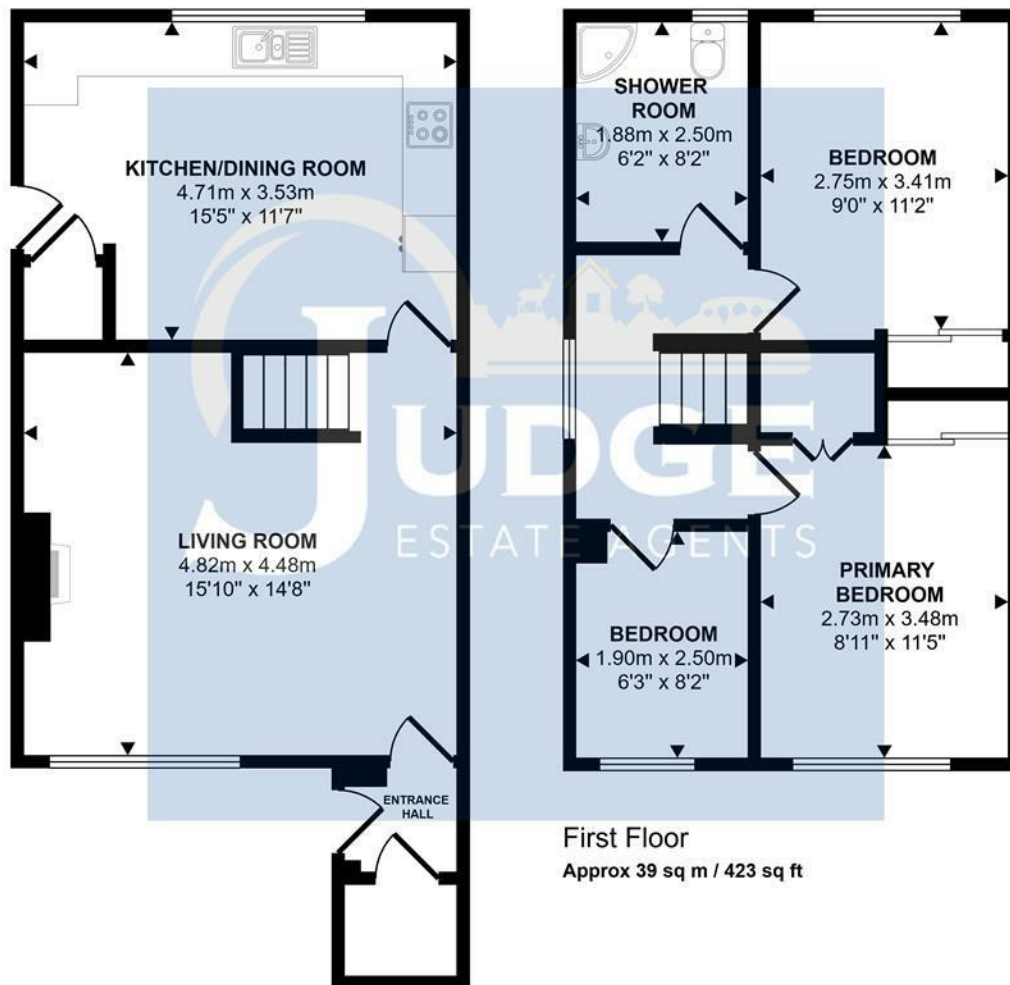
MONEY LAUNDERING

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.



Approx Gross Internal Area
81 sq m / 874 sq ft



Ground Floor
Approx 42 sq m / 451 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	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

