

- FOUR BEDROOM SEMI-DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- EDGE OF MARKFIELD & NEWTOWN LINFORD
- HIGHLY FAVOURABLE LOCATION
- EYE-CATCHING AND GENEROUS REAR GARDEN
- IDEAL FAMILY HOME
- IMMACULATELY PRESENTED
- COUNCIL TAX BAND - D

Offers in the region of £479,950

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Situated within a highly sought after part of Charnwood Forest comes offered for sale this impressive and extended Four Bedroom Semi-Detached House. The property offers the convenience of both local amenities with the nationally renowned Bradgate Park in close proximity as well as great links to the M1. As you approach the property along the extensive driveway which is accompanied by a beautiful garden you enter an Entrance Porch which then leads to internal accommodation comprising a Lounge/Dining/Kitchen, Living Room, Inner Hall with a WC, First Floor Landing, Four Bedrooms and a Bathroom. To the rear there is a stunning and extensive garden as well as an outside room integral to the House which makes an ideal Gym or Study. There is a Garage from the front as well. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

15'3 x 4'3 (4.65m x 1.30m)

With a radiator, windows to the front and side aspects and a door that leads to:

#### LOUNGE/DINING AREA

27'8 x 10'10 - 7'6 (8.43m x 3.30m - 2.29m)

There is a radiator, power points, fitted cupboard, Patio doors to the rear aspect, door that leads to the inner hallway, Utility Cupboard with power and plumbing for a washing machine. This room leads openly through to:

#### KITCHEN AREA

17' x 7'1 (5.18m x 2.16m)

With a range of wall and base units with work surfaces, integral oven, hob with extractor, radiator, power points, sink with a mixer tap and drainer, window to the rear aspect and door that leads to:

#### LIVING ROOM

23'2 - 8'10 x 16'1 - 12'2 (7.06m - 2.69m x 4.90m - 3.71m)

Benefiting from a bay window to the front aspect, radiator, power points, under stairs cupboard and door that leads to:

#### INNER HALL

There are stairs leading up to the first floor landing and a door that leads to:

#### WC

Comprising a low level WC and Wash hand basin.

#### FIRST FLOOR LANDING

There is a window to the front aspect, radiator and doors that lead to:

#### PRIMARY BEDROOM

12' x 11'8 (3.66m x 3.56m)

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

#### BEDROOM

11'11 x 9'2 (3.63m x 2.79m)

With windows to the rear aspect, radiator and power points.







#### BEDROOM

10'10 x 9'4 - 8'2 (3.30m x 2.84m - 2.49m)

Benefiting from a bay fronted window, radiator and power points.

#### BEDROOM

8'4 x 6'6 (2.54m x 1.98m)

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

#### BATHROOM

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

#### GYM/STUDY

12'10 x 8'2 (3.91m x 2.49m)

With power and lighting.

#### REAR GARDEN

The rear garden is a particular of this property being generous in size and is mainly laid to lawn with a patio area

providing outdoor seating and entertaining space, established hedgerows and bordered areas appreciating an abundance of plants, flowers and mature trees. There is also a Summer House midway.

#### FRONT OF PROPERTY

The property has a substantial frontage with mature hedgerows and mainly laid to lawn areas with an array of shrubs and plants. There is a generous driveway providing off street parking for numerous vehicles leading to the integral garage.

#### 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,

#### NEWTOWN LINFORD VILLAGE

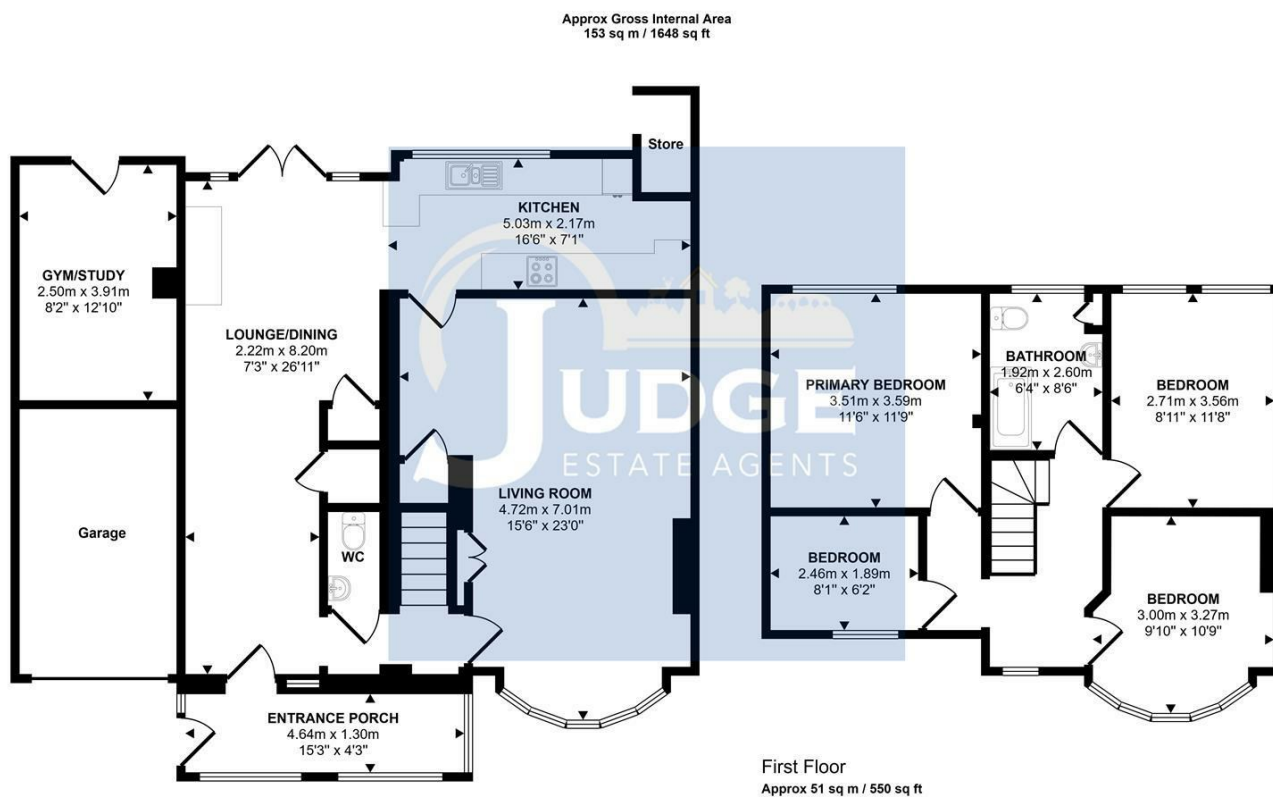
Newtown Linford is a highly regarded village set within the stunning Charnwood Forest best known for its association with Bradgate Park which is open to the public and provides extensive scenic walks to local landmarks including Old John, the hilltop folly and a riverside walk towards Cropston Reservoir with a lovely cafe situated along the main pathway. Local amenities include a primary school, shops, cafes, delis, gastro pubs and restaurants, church and cricket club. The village is convenient for access to Leicester, Loughborough and M1(J22). There are two thriving villages with further amenities within a short drive, these are Anstey and Markfield villages.

#### VIEWINGS

We always like any potential purchaser to follow our four steps







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.

