



249 MARKFIELD LANE, MARKFIELD, LE67 9PR

ASKING PRICE
£465,000

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£465,000 FREEHOLD



ENTRANCE PORCH

15'3 x 4'3

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

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

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

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

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

BEDROOM

11'11 x 9'2

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

BEDROOM

10'10 x 9'4 - 8'2

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

BEDROOM

8'4 x 6'6

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

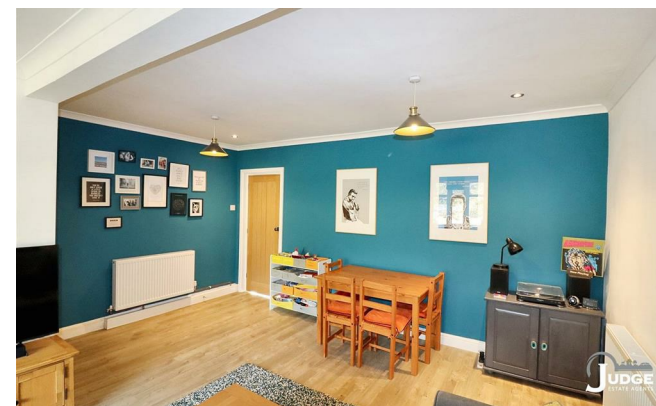
BATHROOM

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

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

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Click through our 360 Tour
- 5) 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.

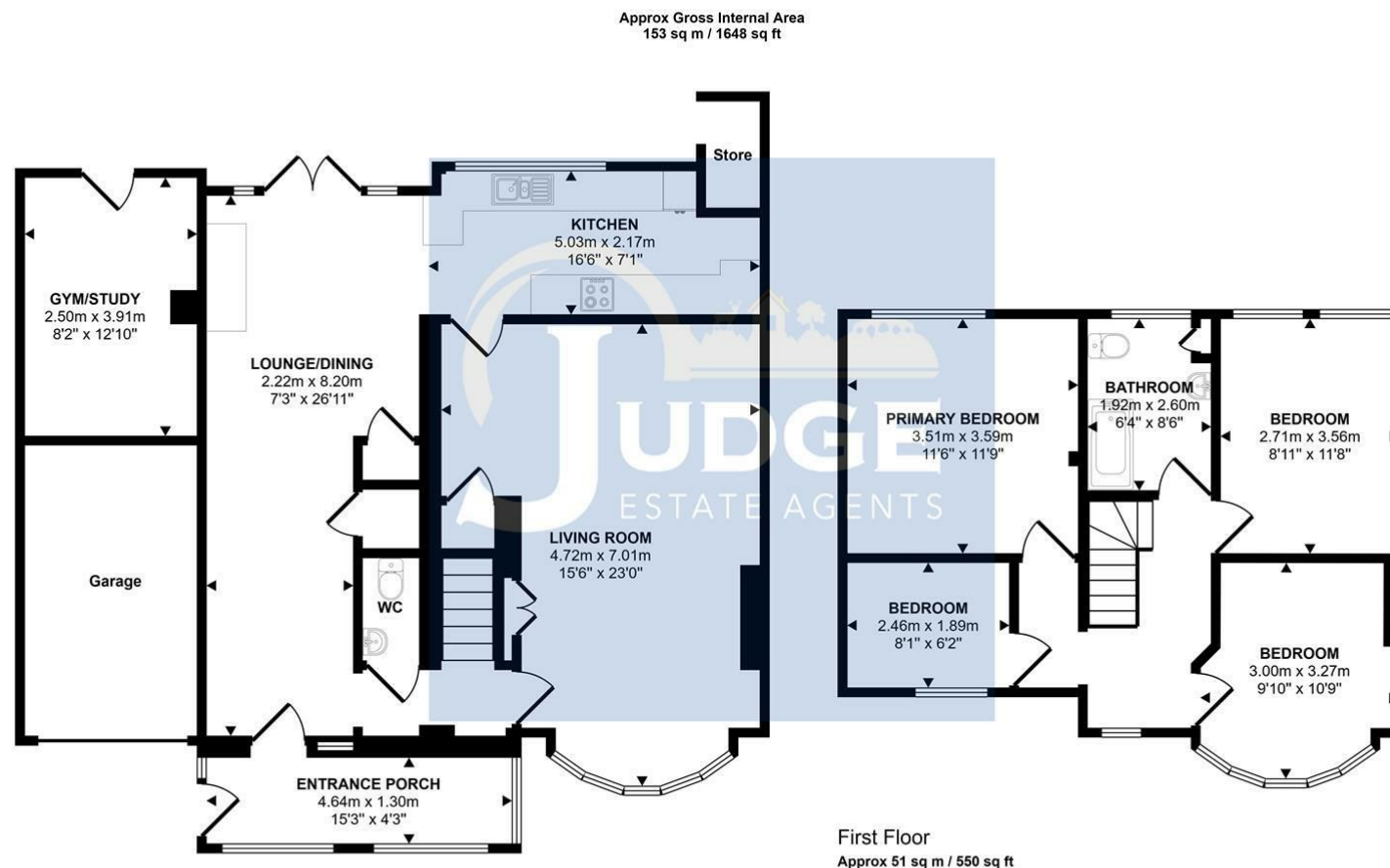
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR

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Ground Floor
Approx 102 sq m / 1097 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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

