



14 THE GREEN, MARKFIELD, LE67 9WD

OFFERS OVER
£295,000

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£295,000 FREEHOLD



ENTRANCE HALL

There are returning stairs leading up to the First Floor Landing, radiator, power point and doors that lead to:

WC

Comprising a low level WC, Wash hand basin, Extractor and Store.

LIVING ROOM AND RECEPTION ROOM

24'4 x 12'10 - 12'5

Benefiting from patio doors that give access to the Rear Garden, radiators, power points, fire with feature surround.

STUDY/SNUG

9' x 8'6

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

KITCHEN/DINING

18'1 x 9'4

With a range of wall and base units having work surfaces, sink with a mixer tap and drainer, plumbing for a washing machine and a dishwasher, window to the front aspect, power points and radiator.

FIRST FLOOR LANDING

There is access to the loft and doors that give access to:

PRIMARY BEDROOM

13'3 x 12'9

Benefiting from a window to the rear aspect, radiator, power points and access through to:

DRESSING ROOM

9'9 x 8'7

With two Velux windows to the rear aspect, radiator, power points and a door to:

EN-SUITE

Comprising a low level WC, Wash hand basin and a Walk in Shower.

BEDROOM

12'2 x 10'7 - 10'5

There are two Velux windows to the front aspect, radiator, power points, fitted wardrobes and cupboard.

BEDROOM

10'7 x 9'4

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling and a Heated Towel Rail.

REAR GARDEN

This amazing garden enjoys established bedded areas home to a fantastic variety of shrubs, plants and Trees. The Garden leads toward a laid to lawn garden at the rear with gated access to the very rear for waste/garden access.



PARKING

There are two allocated spaces that are situated each side of a mature Tree that is the responsibility of the owner of this home. PLEASE SEE THE PHOTO WITH THE SILVER CAR IN ONE OF THE SPACES AS WELL AS THE TREE YOU WOULD BE RESPONSIBLE OF AND THERE IS A SPACE TO THE RIGHT OF TREE.

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, Turkish and Indian takeaways, a fish and chip shop, a newsagent, 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.

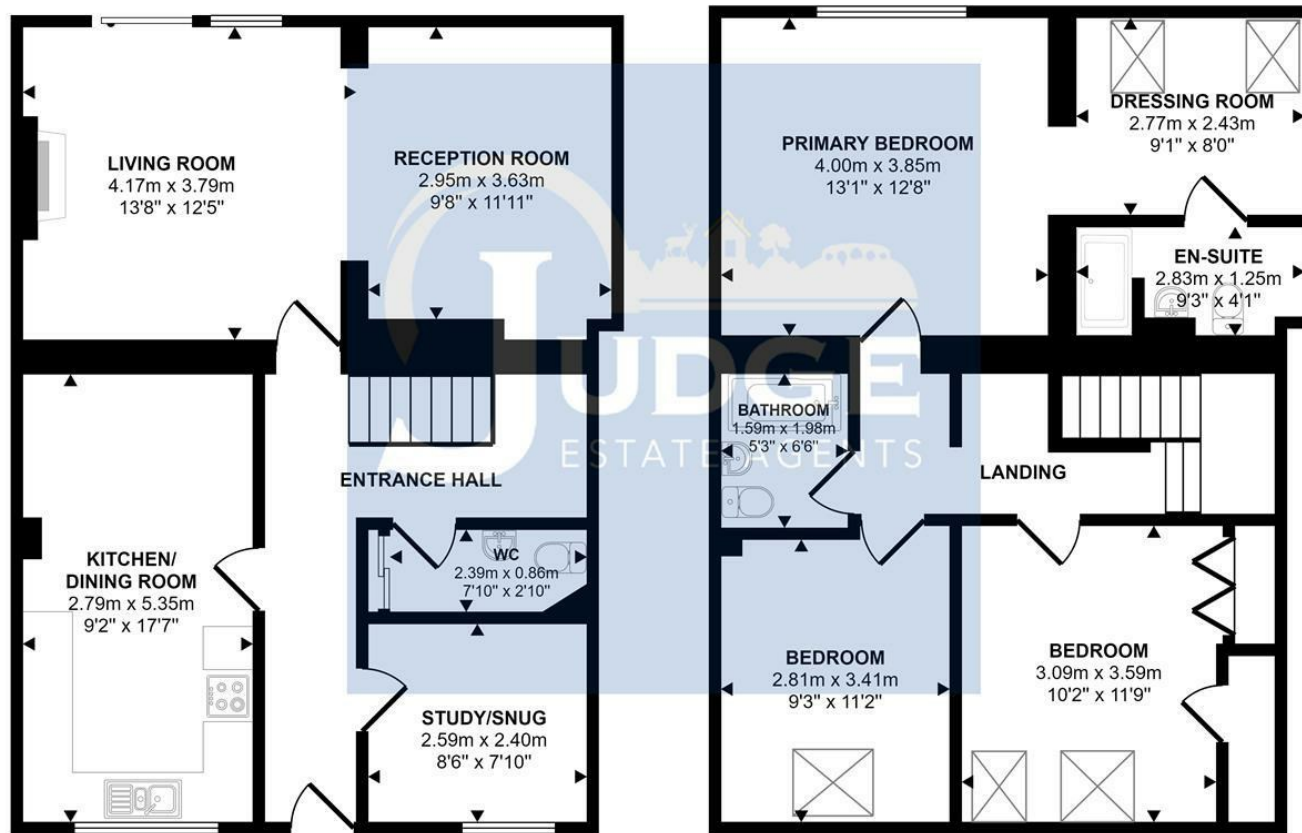
MONEY LAUNDERING

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 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 TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
135 sq m / 1453 sq ft



Ground Floor
Approx 67 sq m / 724 sq ft

First Floor
Approx 68 sq m / 729 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 | | 88 | (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 | |

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

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

