



- TWO BEDROOM COTTAGE
- HIGHLY DESIRABLE LOCATION WITHIN MARKFIELD
- GREAT VIEWS

- STUNNING SPLIT LEVEL GARDEN
- TRADITIONAL FEATURES
- COUNCIL TAX BAND - B

Asking price £220,000

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



A stunning 19th Century cottage situated in the desirable village of Markfield whereby an internal inspection is highly advised in order to appreciate. This truly charming character cottage appreciates attractive elevations of ungraded granite and a very long tiered garden to the rear and stunning views across countryside to the front. The property is within easy walking distance of village amenities and handy for bus/travel routes. Internally the property benefits from a living room, kitchen, shower room, first floor landing and two bedrooms. There is a yard to the rear of the property with an outhouse and aforementioned the rear garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

LIVING ROOM

13'1 x 11' (3.99m x 3.35m)

Benefiting from a window to the front aspect, radiator, power points, TV point, Fire surround with wood burner, Wood flooring, Exposed beams and feature brick wall and access through to:

KITCHEN

9'9 x 8'5 (2.97m x 2.57m)

There are wall and base units with work surfaces, integral oven, hob, Belfast style sink with a mixer tap, integral fridge, radiator, window to the rear aspect, power points, under stairs cupboard, stairs leading up to the first floor landing, access to the rear porch as well as access to:

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, window to the side aspect, tiled flooring and a heated towel rail.

FIRST FLOOR LANDING

With doors to:

BEDROOM

11'8 x 11'4 (3.56m x 3.45m)

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

BEDROOM

9'11 x 8'9 (3.02m x 2.67m)

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

REAR YARD

There is a rear yard with outhouse and then there is shared access to:

GARDEN

This beautiful and elevated split-level rear garden occupying views over neighbouring landscape. The garden is a particular feature of this property due to its size and elevation, presentation and decked seating area as well as mature established shrubs, plants and trees.

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.

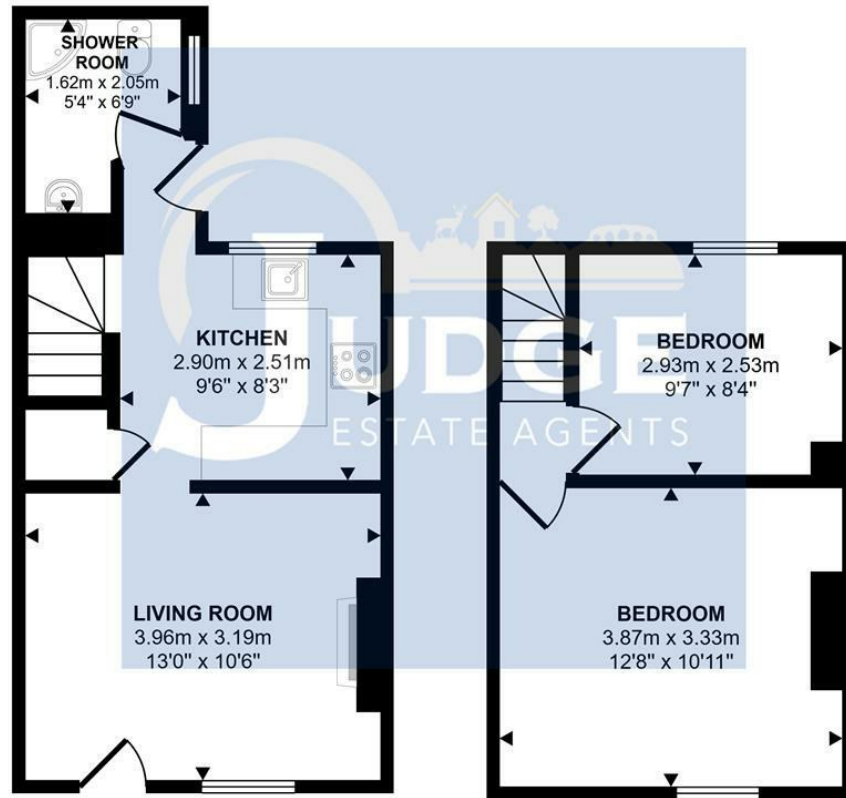
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



Approx Gross Internal Area
50 sq m / 541 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.

