

William.



41 The Green
Markfield, Leicestershire, LE67 9WD

Guide price £335,000



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William is delighted to present this three double bedroom, two bathroom double fronted cottage to market. Having originally been built in 1771, this fantastic property has been tastefully modernised throughout, whilst retaining a number of character features including beams and fireplaces. It is a property that must be seen to be fully appreciated!

Located in the ever popular village of Markfield and situated with picturesque views over The Green, versatile accommodation throughout in brief comprises: Two well proportioned reception rooms, a modern dining kitchen with feature central island, separate utility room and shower room / WC to the ground floor. Whilst to the first floor are three well proportioned double bedrooms and a modern family bathroom. Outside the property boasts a low maintenance rear garden and first floor balcony (accessed via main bedroom) with views over the village church - On-street parking is available to the front of the property.

A wide selection of local amenities can be found on nearby on Main Street, in the heart of the village which boasts a range of shops, cafes, pubs, takeaways and Co-op supermarket

Markfield is ideally located on the edge of Charnwood Forest. The property boasts fantastic transport links to the M1 & M69 Motorway networks as well the A6 & 46 (offering efficient access to Leicester, Coventry, Loughborough and Nottingham) Particularly convenient for Leicester, the village is situated close to junction 22 of the M1. The stunning Charnwood countryside is quite literally on the doorstep and local attractions such as Bradgate Park are just a short drive away in neighbouring Newtown Linford.

Viewing of this property is highly recommended to appreciate the location and accommodation on offer.

Viewings are strictly by appointment only and are to be booked directly via William. Property

ACCOMMODATION COMPRISES:





GROUND FLOOR

Living Room

12'11" x 12'7" (3.95 x 3.85)

Dining Room

12'7" x 10'11" (3.86 x 3.35)

Dining Kitchen

15'5" x 13'6" (4.72 x 4.14)

Utility Room

6'5" x 3'11" (1.96 x 1.2)

Downstairs Shower Room

5'6" x 4'3" (1.7 x 1.3)



FIRST FLOOR

First Floor Landing

Bedroom 1

14'11" x 12'0" (4.57 x 3.68)

Bedroom 2

12'9" x 11'5" (3.9 x 3.5)

Bedroom 3

13'3" x 12'7" (4.04 x 3.84)

Bathroom

8'6" x 5'6" (2.6 x 1.7)



OUTSIDE

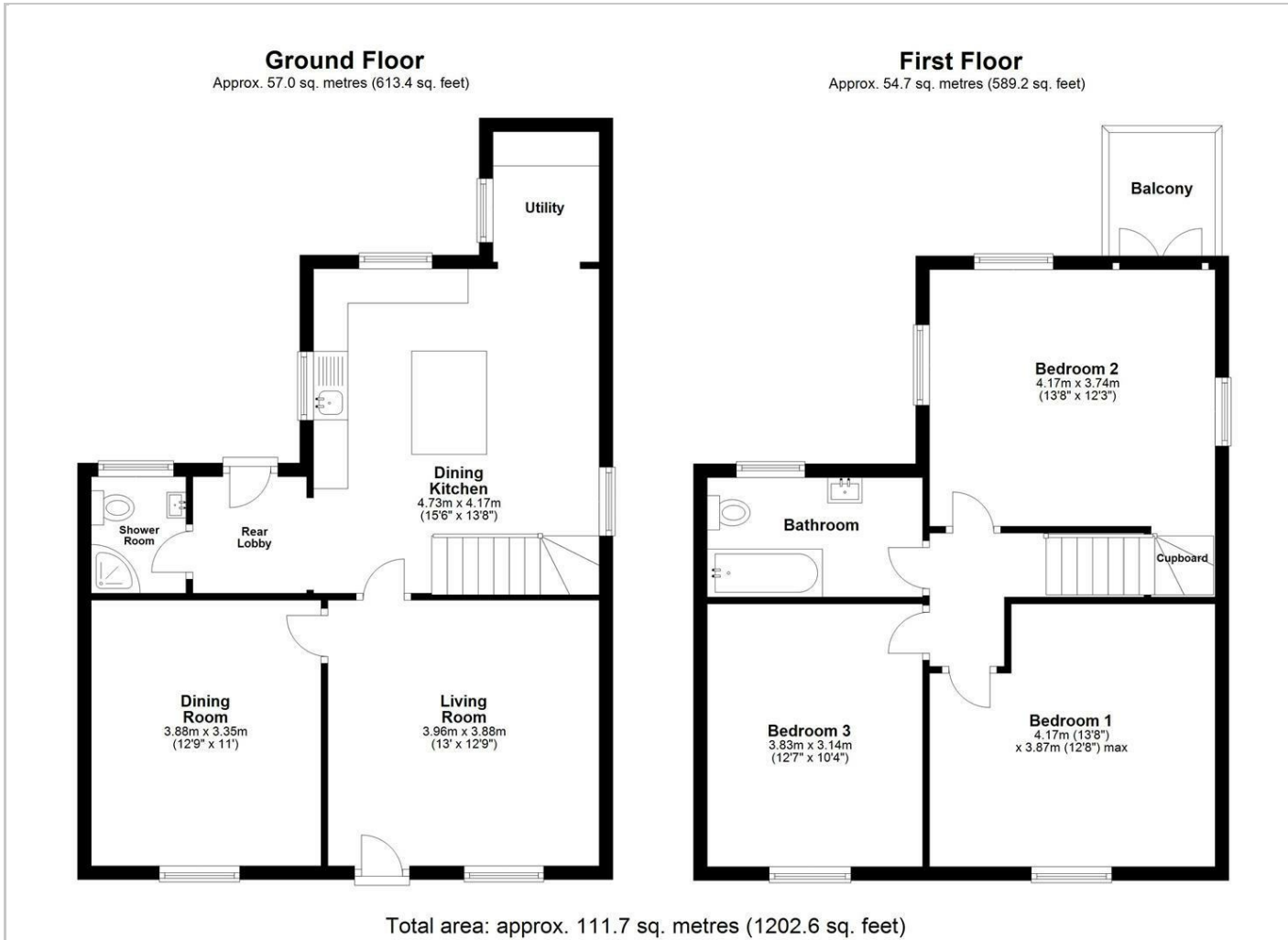
Private Rear Garden

Parking

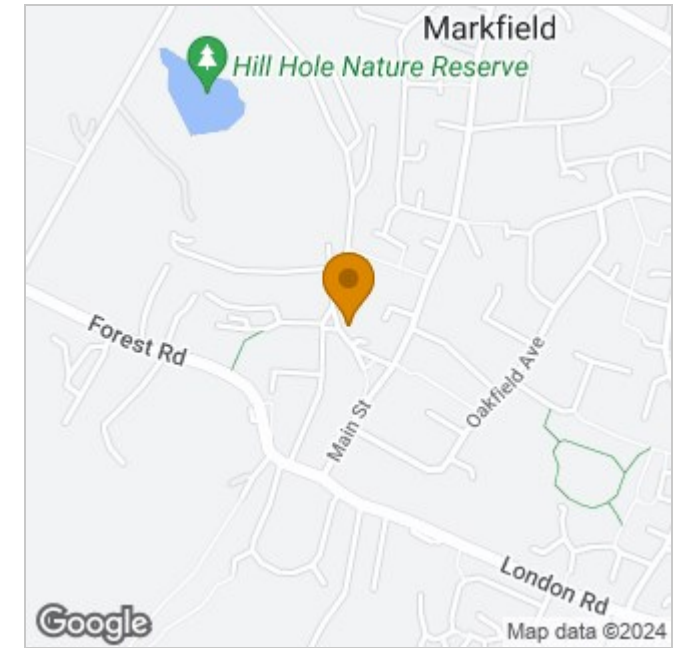
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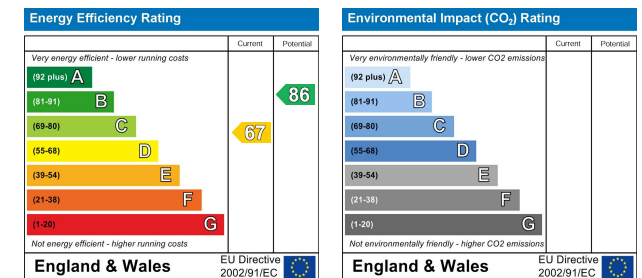
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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