



4 Hill View, Markfield, LE67 9SA

£325,000









# Brief Description

Hill View offers a delightful opportunity to reside in a BRAND NEW for 2022 bungalow within an OVER 55's development. This detached property boasts a high specification finish, making it a turnkey living space READY TO MOVE INTO.

As you step into the entrance hall, you are greeted by sleek black Jack oak effect LVT flooring, which flows throughout the home. STORAGE IS ABUNDANT with twin double storage cupboards, an airing cupboard providing plenty of storage and you will also find loft access with pull down ladder, fully boarded with light and power supply.

The two bedrooms offer comfort and style, with built-in wardrobes in bedroom 1, double glazed windows with VENETIAN BLINDS, TV sockets and electric radiators. The MODERN SHOWER ROOM is a highlight, featuring a triple walk-in shower, floating vanity wash hand basin, dual flush WC, a double glazed opaque window, chrome heated towel rail, shave socket, ceiling spotlights and a digital L.E.D. lit vanity mirror.

The living room is a COSY RETREAT, leading out to the rear garden through double glazed French doors. Adjacent, the kitchen diner is a culinary haven with INTEGRATED APPLIANCES and access to the garden, perfect for al fresco dining. With integrated oven grill, extraction hood and 4-ring hob, space and plumbing for a washing machine and with an integrated fridge/freezer, ceiling spotlights, sink and drain with mixer tap, double glazed window, double glazed door accessing the garden.

Outside, the property boasts a GENEROUS REAR with lush lawns, paved patios, and planted borders. The front garden is equally inviting, complemented by a DOUBLE-WIDTH DRIVEWAY leading to a approximate 20 foot GARAGE.

Residents of Hill View can enjoy ON-SITE FACILITIES, including a Community Center hosting social events. The property is equipped with SOLAR PANELS, electric heating, and a panic alarm system for added security.

This LEASEHOLD property offers a peaceful lifestyle for over 55s, with service charges applying.

£325,000



## ON THE INSIDE

Entrance Hall	
Bedroom 1	10'8" x 10'11" (3.25m x 3.33m)
Bedroom 2	8'11" x 10'7" (2.72m x 3.23m)
Shower Room	6'11" x 9'1" (2.11m x 2.77m)
Living Room	18'5" x 13'5" (5.61m x 4.09m)
Dining Kitchen	13'6" x 10'8" (4.11m x 3.25m)

## ON THE OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Over-Sized Single Garage	10'3" x 19'8" (3.12m x 5.99m)





## Key Features

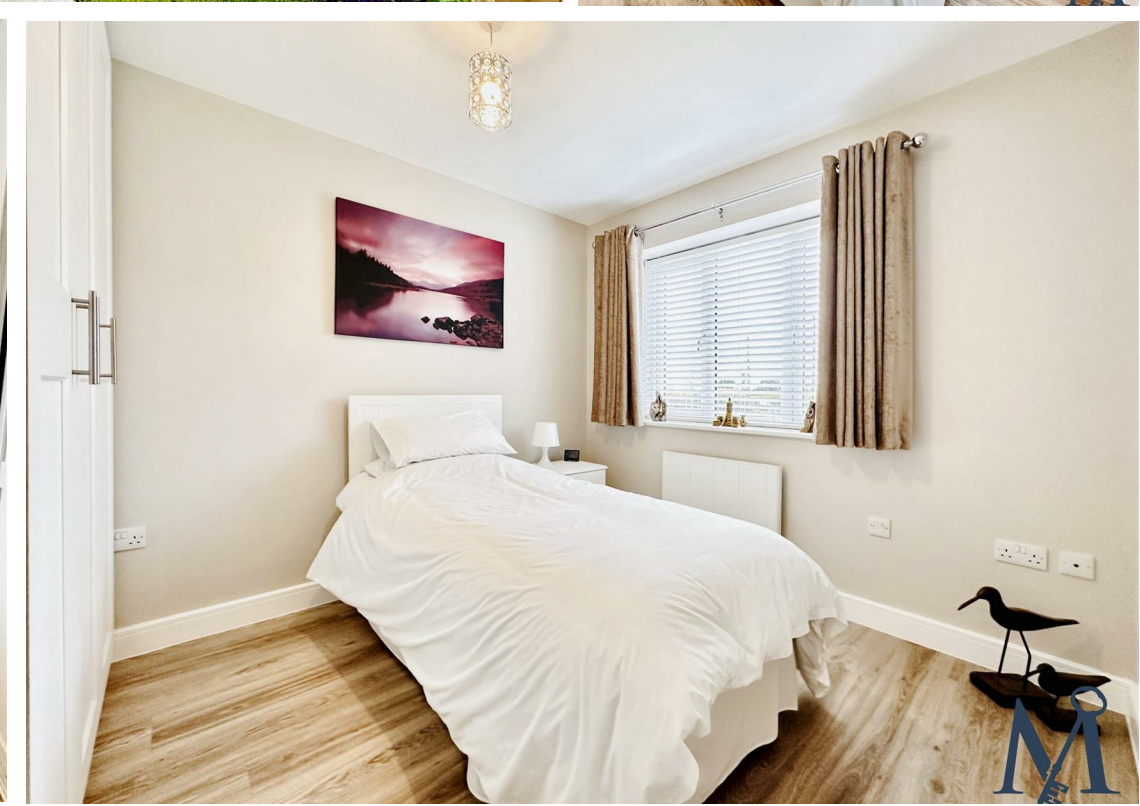
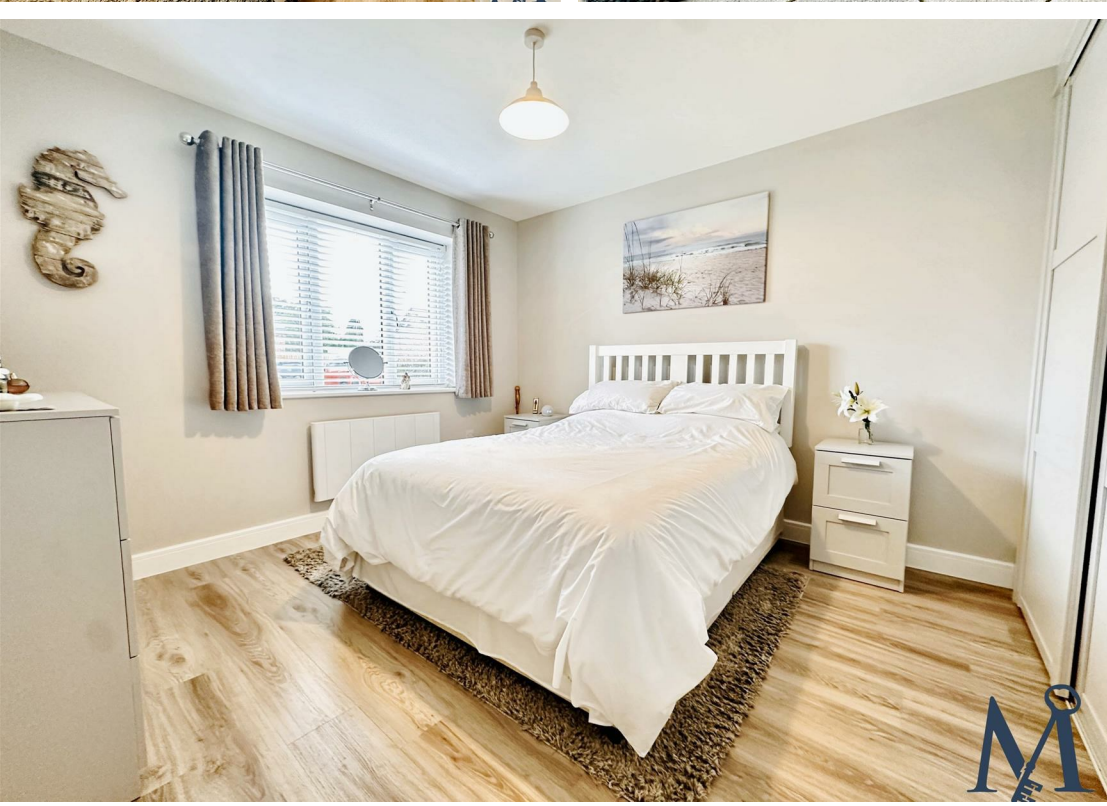
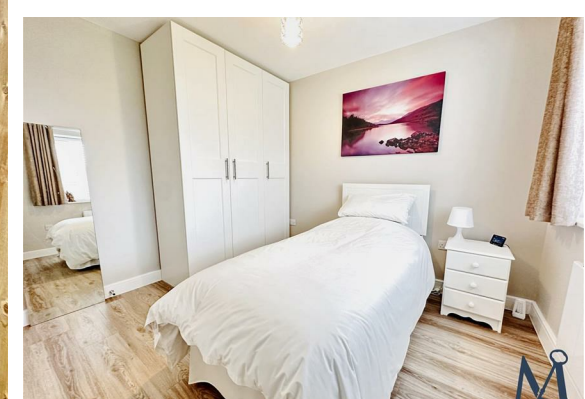
- Brand New In 2022 - Over 55's Development
- Qualify High Specification Finish
- Spacious Living Room
- Large Driveway with 20ft Single Garage
- Fantastic Example of a Modern Detached Bungalow
- Extensive and Contemporary Accommodation
- Modern Dining Kitchen
- Stunning Shower Room Suite
- Front and Rear Gardens
- Convenient Markfield Village Location









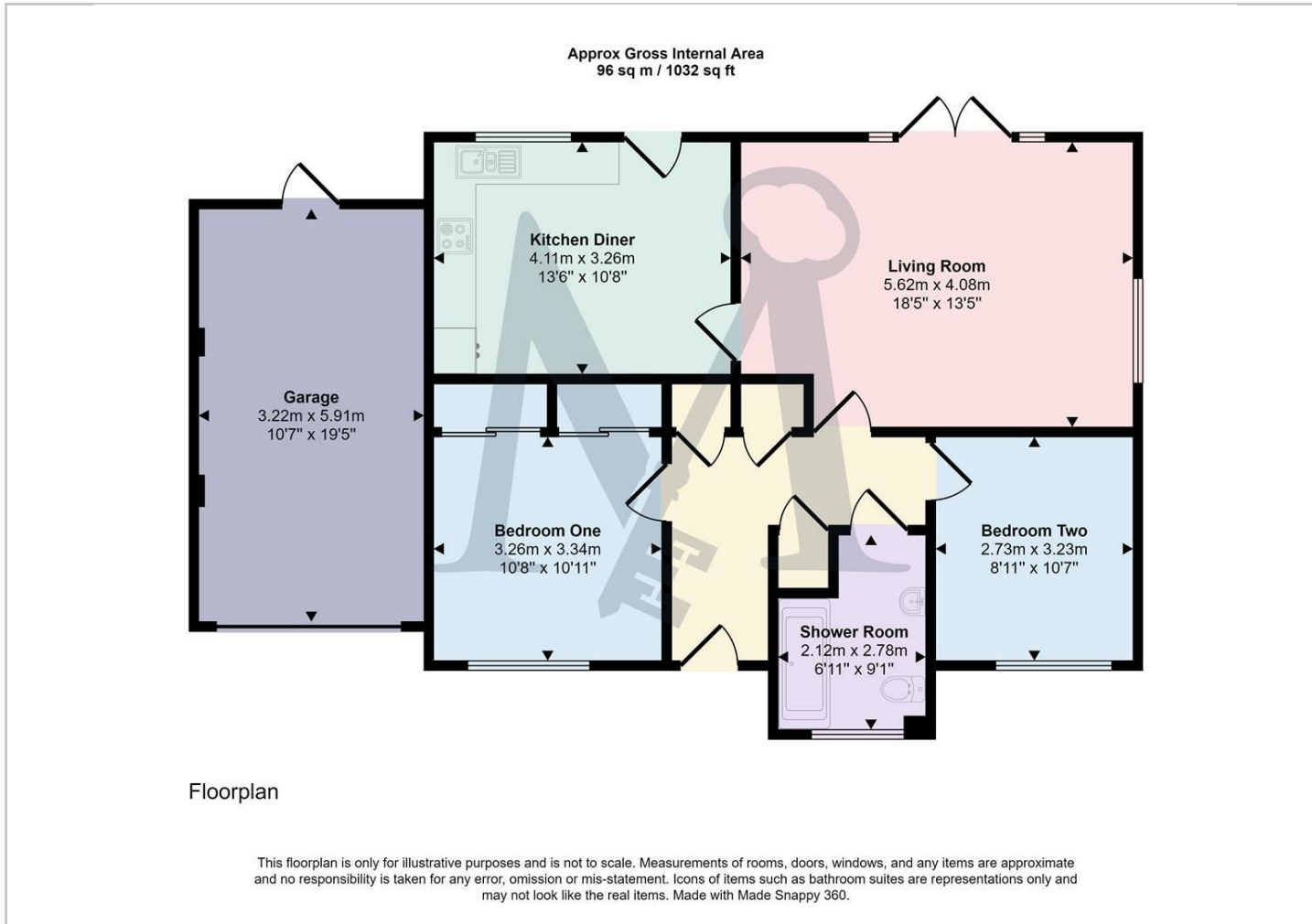








## Floor Plans



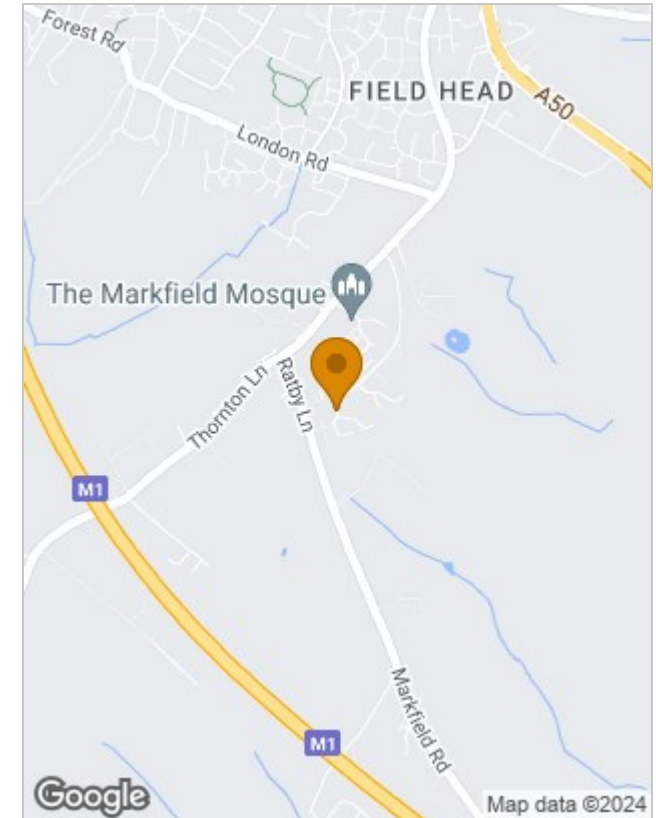
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	