



The Green, Markfield, LE67 9WD

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY**
KNIGHT

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Property Description

A delightful well presented cottage dating back to 1771 and located in the heart of this hill top village on The Green and adjacent to the Parish Church and Lytchgate. The property offers a great deal of character throughout including beamed ceilings and a n Inglenook Fireplace to the living room, along with very modern stylish feature. Gas central heating, stylish UPVC double glazed windows with 'Monkey Tail' handles. Living room, Dining/Sitting room, superb open plan Dining Kitchen complete with island, utility room, side hall, shower room. First floor landing, 3 good size double bedrooms (one could potentially be used as a first floor living room with patio doors on to a balcony overlooking the church), family bathroom.

Outside offers a cottage garden area immediately to the front, whilst to the rear is a generous sized garden with stone walling, patio, lawn and beds and offers great potential for further landscaping.

The cottage is ideal for a wide range of buyers and could be an ideal 'Air BnB'.





Key Features

- DELIGHTFUL WELL PRESENTED COTTAGE DATING BACK TO 1771
- IMMENSE CHARACTER MIXED WITH MODERN FEATURES
- GAS CENTRAL HEATING, STYLISH UPVC DOUBLE GLAZED WINDOWS WITH 'MONKEY TAIL' HANDLES.
- LIVING ROOM WITH 'INGLENOOK' FIREPLACE. SITTING/DINING ROOM
- SUPERB OPEN PLAN FITTED DINING KITCHEN WITH ISLAND, UTILITY ROOM
- SIDE HALL AND GROUND FLOOR SHOWER ROOM
- 3 DOUBLE BEDROOMS AND BATHROOM
- FIRST FLOOR BALCONY OVERLOOKING THE CHURCH
- GOOD SIZED REAR GARDEN

Guide Price
£330,000

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 Words location:- crew.bulge.hillside

ACCOMMODATION IN DETAIL

GROUND FLOOR

LIVING ROOM

With window and door to front looking out over the green, Inglenook fireplace with curved beam over with log burning stove set into a smaller fireplace, beamed ceiling, doors to kitchen and dining/sitting room.

DINING/SITTING ROOM

With window to front overlooking the green, open fireplace, radiator.

SUPERB OPEN PLAN DINING KITCHEN

With windows to side and rear, fitted with an extensive range of base and wall units and central island unit and breakfast bar, solid wood work surfaces, inset ceramic electric hob to the island, electric oven, stainless steel sink top, space for fridge freezer, ceramic tiled floor, downlights and radiator, the stairs rises to the first floor and a doorway leads to the utility room.

UTILITY ROOM

With window to side, solid wood work surface, space for 2 appliances and plumbing for washing machine.

SIDE LOBBY

With door leading to the rear garden, tiled floor.

SHOWER ROOM

With window to rear, white suite comprising w.c., wash basin and shower cubicle, 'Mermaid Board' splashbacks, tiled floor, heated towel rail.

FIRST FLOOR LANDING

BEDROOM 1

With window to the front overlooking the green, radiator.

BEDROOM 2

With 3 windows and patio doors to rear balcony having views over the church grounds, radiator.





BEDROOM 3

With window to front overlooking the green, radiator.

BATHROOM

With window to rear, white suite comprising w.c., wash basin and bath with shower over and glass screen.

OUTSIDE

Cottage garden area to the front and generous garden to the rear with patio, lawn, flower beds, and stone wall. The garden has lovely views of the church and gated rear access.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

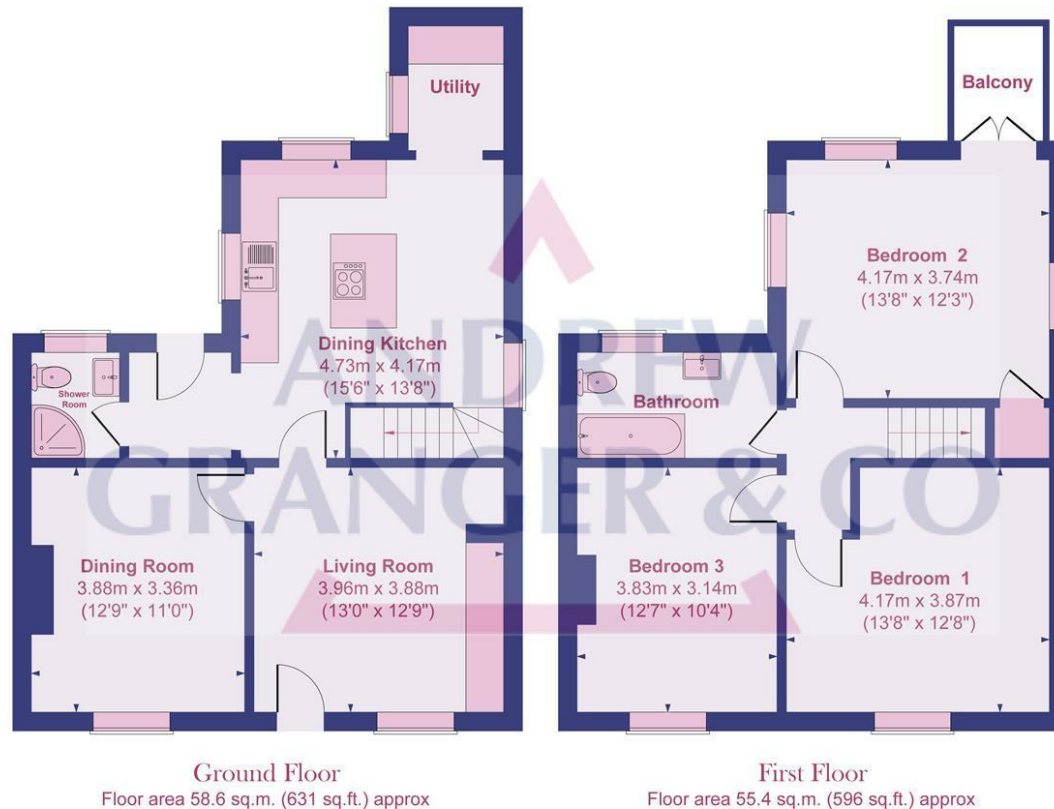
Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.

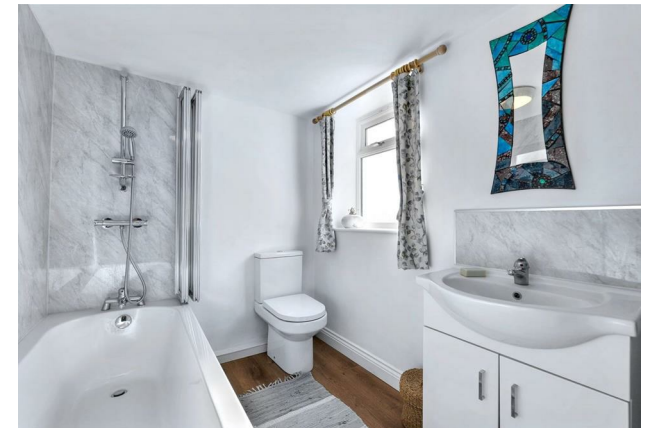


Floorplan

Approximate Gross Internal Area
114.0 sq. m. (1227 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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