



Markfield Lane, Newtown Linford, LE67 9PQ

£475,000

A Substantially extended traditional bay fronted family home which provides an immaculate refurbished interior throughout and extensive lawned gardens with high degrees of privacy that provides views onto open countryside. The ground floor has a large, bright and spacious entrance hall with access to all rooms that includes dining room, lounge area, cloakroom wc, study area and 25' open plan extended kitchen, family dining area. The first floor has three large double bedrooms with en suite facilities and a main bathroom. Throughout, this property provides a high quality interior with great privacy to all aspects of this traditional family home. The property has CCTV surveillance and Alarm system.



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Newtown Linford is a highly desirable Charnwood Forest village well served with local amenities including primary school, shops, popular public houses and church and is best known for its association with Bradgate Park which was once the home of Lady Jane Grey, Queen of England for only nine days. The park is open to the public and provides extensive scenic walks to local landmarks such as Old John (a hill top folly) and a riverside walk towards Cropston reservoir. The village is particularly convenient for the M1 at nearby Markfield and fast access to Leicester and Loughborough.

ENTRANCE HALL

Stairs to first floor, double glazed picture windows, tiled flooring

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

STUDY 6'6" x 4'7" (2.0 x 1.4)

Feature window to storage area

DINING ROOM 14'1" x 11'5" (4.3 x 3.5)

Double glazed bay window to front aspect, open fireplace, wood flooring

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

Open plan to kitchen family area, carpet flooring, feature fireplace

UTILITY AREA 7'2" x 6'2" (2.2 x 1.9)

Door to kitchen area, floor units, space and plumbing for washing machine, sink unit

KITCHEN FAMILY DINING AREA 25'3" x 14'1" max (7.7 x 4.3 max)

Double glazed french doors to rear gardens, double glazed window to rear garden. underfloor heating , double glazed velux windows, ceiling spot lighting, open plan to lounge and dining space, wood laminate flooring, kitchen area has double glazed velux windows, fitted with a modern

matching range of floor and wall units with work surfaces over, integrated appliances, breakfast bar.

BREAKFAST DINING AREA

With access from kitchen area, space for table and chairs, views to rear gardens, access to hallway

FIRST FLOOR LANDING

Loft access, carpet flooring, loft access, doors to all rooms

MAIN BEDROOM 14'9" x 11'5" (4.5 x 3.5)

Two double glazed windows to front aspect, carpet flooring, dressing area, door to en suite

EN SUITE

Modern en suite shower room with fully tiled floors and walling, heated towel rail, shower enclosure, low level wc, wash hand basin

DOUBLE BEDROOM 12'5" x 11'1" (3.8 x 3.4)

Double glazed bay window to front aspect, feature fireplace, carpet flooring

DOUBLE BEDROOM 13'9" x 11'5" (4.2 x 3.5)

Double glazed window to rear aspect, carpet flooring

MAIN BATHROOM

Double glazed window to rear aspect, fitted with a matching modern bathroom suite with tiled surrounds and heated towel rail

REAR GARDENS

Extensive lawned areas with mature flower, shrub and tree borders, large patio and decked seating area which enjoys uninterrupted views of open countryside

DRIVEWAY

Large gravelled and block paved driveway with parking for several vehicles, Mature shrub and hedge borders.





