



Sinclair

253 Markfield Lane, Markfield, Leicestershire, LE67 9PR

£379,500

01530 838338 sinclairstateagents.co.uk

Property at a glance

- Extended Integrated Garage
- Family Bathroom
- Good Size Plot
- Council Tax Band*: D
- Four Bedroom Semi Detached
- Open Plan Footprint
- Village Location
- Price: £379,500

Overview

THIS FOUR BEDROOM SEMI DETACHED FAMILY HOME comes to the market occupying a super position within the sought after commuter village of Markfield and boasts a good size EXTENSION to accommodate an expansive footprint. The property benefits from an integrated garage, good size kitchen overlooking an expansive rear garden and open plan lounge dining area and four good size bedrooms to the first floor with ample space for off road parking to the front of the property. EPC RATING C.

Location**

Markfield is a popular commuter village situated between Coalville and Leicester, close to junction 22 of the M1 motorway and within both the Charnwood Forest and the National Forest. The village, which is surrounded by easily accessible countryside, dates back to at least the time of the Norman Conquest and is mentioned in the Domesday Book under the name Merchenefeld. It enjoys a wide range of facilities including a primary school, Community Centre, a parish church and chapels, two hotels, public houses, Indian restaurant, Chinese and Indian takeaways, fish and chip shop, and many independent shops together with two supermarkets. Nearest Airport: East Midlands 11.2m. Nearest Train Station: Leicester 8.6m. Nearest Town: Coalville 5.2m. Nearest Motorway Access: J22 M1.



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

Ground Floor

Entrance Hall

Entered through a uPVC front door and comprising stairs rising to the first floor with access to under stair storage with timber effect laminate flooring.

Lounge Diner

10'8" x 26'9" (into bay) (3.25m x 8.15m (into bay))

Enjoying part carpet and part timber flooring with a log burner, having wall lights, uPVC double glazed bay window to front and further uPVC framed French doors to the rear.

Inner Reception Room/Study

11'2" x 12'2" (3.40m x 3.71m)

Having timber effect laminate flooring with uPVC double glazed doors to both left and right elevations with further uPVC double glazed window to side and access to a storage cupboard.

Guest Cloakroom

Comprising a low level push button w.c with wall mounted wash hand basin, having a Swan neck mixer tap with part tiled walls, an opaque uPVC double glazed window to side, having an extractor fan and timber effect laminate flooring.

Kitchen

10'3" x 12'2" (3.12m x 3.71m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a one and a half bowl sink and drainer unit with Swan neck mixer tap, a six ring gas Rangemaster range with extractor fan over, having tiled splash backs, tile effect laminate flooring and uPVC double glazed window to rear.

First Floor

Landing

Stairs rising to the first floor landing give way to four good size bedrooms and the family bathroom and comprise an airing cupboard and further uPVC double glazed window to rear.

Family Bathroom

6'4" x 7'7" (1.93m x 2.31m)

This three piece white suite comprises a low level w.c, pedestal wash hand basin, panel bath with electric shower over, having part tiled walls, an airing cupboard housing the gas fired central heating boiler, access to the loft, tile effect vinyl flooring and opaque uPVC double glazed window to rear.

Bedroom One

10'10" x 14'4" (into bay) (3.30m x 4.37m (into bay))

Having uPVC double glazed bay window to front with timber flooring.

Bedroom Two

11'0" x 11'9" (3.35m x 3.58m)

Having uPVC double glazed window to rear.

Bedroom Three

7'5" x 14'6" (2.26m x 4.42m)

Having uPVC double glazed window to front.

Bedroom Four

6'4" x 8'0" (1.93m x 2.44m)

Having uPVC double glazed window to front.

Outside

Private Rear Garden

An expansive area of timber decking offers a seating platform overlooking a well maintained lawn surrounded by planted borders and a host of hedges with shrubs and timber fencing partitioning the rear portion of the garden which in turn comprises a host of trees and further shrubs.

Front

An expansive area of pebbling offers off road parking for multiple vehicles with hedge borders and grants access to the front door.

Garage

7'10" x 21'0" (2.39m x 6.40m)

Having up-and-over entrance door, power and light.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



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