



Sinclair



113 Main Street, Markfield, Leicestershire, LE67 9UW

01530 838338 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

Offers In Excess Of  
£350,000

## Property at a glance

- Extended
- Exuding Character Throughout
- Centre Of Village Setting
- Council Tax Band\*: C
- Three Bedroom Cottage
- Three Reception Rooms
- Off-Road Parking
- Price: £350,000

## Overview

**\*\*Enchanting THREE BEDROOM CHARACTER COTTAGE\*\*** Step into a world of timeless beauty flawlessly uniting historic charm and modern luxury. Exposed beams, a cosy log burner and period features exude character, while the EXTENDED layout offers contemporary living. The kitchen is flanked by a utility room and w.c respectively to accommodate family living, while the bedrooms cater to various needs. The garden is a serene escape, perfect for relaxation. Nestled in the popular commuter village of Markfield, enjoy a close community and local amenities. Off-road parking adds convenience, and excellent transport links via Junction 22 of the M1 make commuting easy. Embrace a harmonious blend of history and modernity - arrange a viewing today. EPC RATING E.

## 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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## GROUND FLOOR

### Lounge

16'5"x 12'4" (5.00mx 3.76m)

Entered via a uPVC front door with inset opaque double glazed panel, having an adjacent uPVC double glazed window to front benefiting from a dual aspect with additional uPVC double glazed window to rear and flanked by a uPVC framed French door accessing the private rear garden. Comprising solid oak flooring and enjoying exposed timber beams, cast iron log burner on a quarry tiled hearth with exposed brick surround, having wall lighting and stairs rising to the first floor.

### Kitchen/Diner

10'4" x 12'6" (3.15m x 3.81m)

Inclusive of a modern range of wall and base units with rolled edge work surfaces, a sink and drainer unit with Swan neck mixer tap, four ring gas hob with electric oven and grill, having both space and plumbing for appliances and enjoying exposed timber beams. Also featuring inset down lights, ceramic tiled flooring, metro splash back tiling, wall lighting and a dual aspect with uPVC double glazed windows to front and rear.

### Utility

7'4" x 6'2" (2.24m x 1.88m )

Having ceramic tiled flooring and a butchers block work surface beneath which lies space and plumbing for multiple appliances. Also having inset down lights, a column radiator and uPVC double glazed window to rear.

### WC

Comprising a low level push button w.c, vanity bowl wash hand basin with mono bloc mixer tap, having continued ceramic tiled flooring from the utility and featuring inset down lights and a column radiator with an opaque uPVC double glazed window to side.

### Sitting Room/Office Space

8'5" x 13'4" (2.57m x 4.06m)

Enjoying continued ceramic tiled flooring from the utility and having inset down lights, a sky light, column radiator, a uPVC door accessing the driveway and having a uPVC framed set of French doors accessing the private rear garden.

### Snug

8'1" x 10'3" (2.46m x 3.12m)

Opening from the sitting room and having continued ceramic tiled flooring and timber framed Velux sky light.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing grant access to three good size bedrooms and the family bathroom and comprise uPVC double glazed window to rear, an airing cupboard housing a gas fired central heating boiler and comprise wall lighting.

### Bedroom One

10'2" x 12'5" (3.10m x 3.78m)

Having uPVC double glazed window to front, timber framed Velux sky lights to rear, having access to over stair storage and exposed timber beams

### Bedroom Two

10'4" x 7'5" (3.15m x 2.26m)

Having uPVC double glazed window to front with loft hatch.

### Bedroom Three

8'0" x 6'7" (2.44m x 2.01m)

Enjoying exposed timber beams and uPVC double glazed window to front.

### Family Bathroom

This three piece white suite comprises a low level w.c, pedestal wash hand basin with mixer taps, roll top bath with thermostatic mixer waterfall shower over, having a heated towel rail and timber framed double glazed Velux window to rear. Also enjoying an opaque uPVC double glazed window to side, solid timber flooring and dado wall paneling.

### Private Rear Garden

Enjoying Indian Flag paved patio area facilitated by wall lighting and surrounded by timber closed board fencing, having a raised lawn partitioned by a retaining cobbled stone wall and additional decked seating area.

### Front

The property benefits from a single driveway comprised with a range of pebbling and block paving facilitated by wall lighting.

### Note to Purchasers

We are advised that since the original EPC was carried out the property had since enjoyed an upgraded boiler, radiators and energy saving light bulbs.



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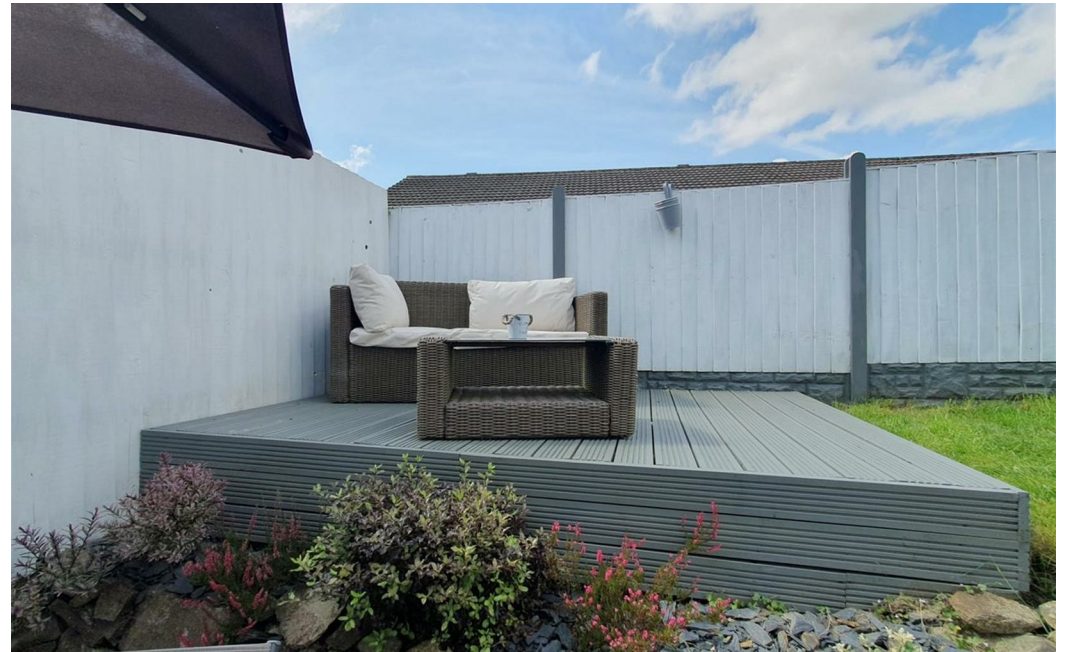


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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### 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



**Sinclair**

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