



Sinclair

*100% / Local*

Marketing Agents For:

11 Ashby Road, Markfield, Leicestershire, LE67 9UB



**\*\* WOW FACTOR GUARANTEED\*\*** This EXTENDED FIVE DOUBLE BEDROOM DETACHED FAMILY HOME comes to the market occupying a sought after position within the popular commuter village of Markfield. Set over three storeys this wonderfully enhanced family home boasts en-suite bathroom and walk-in wardrobe/dressing room to the main bedroom and en-suite wash room to the second bedroom, a high capacity log burner in the extended family room, a 20ft kitchen dining space and two further reception rooms to the ground floor to say the least. The garage has been partly converted offering a front store and ample off road parking. This property must be viewed in order to appreciate the wealth of accommodation. EPC RATING C.

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

£575,000



## GROUND FLOOR

### Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and comprising stairs rising to the first floor with coving, access to under stairs storage and having ceramic tiled flooring.

### Playroom

7'2" x 12'3" (2.18m x 3.73m)

Enjoying a uPVC double glazed window to side.

### Lounge

10'8" x 18'5" (3.25m x 5.61m)

Benefitting from a uPVC double glazed bay window to front and having timber flooring, coving and a gas fireplace with sandstone effect surround and hearth.

### Kitchen Diner

20'0" x 10'8" (6.10m x 3.25m)

Fitted by Kingswood Kitchens the kitchen comprises a range of wall and base units complimented by granite worksurfaces and features a Belfast sink and drainer unit with swan neck mixer tap, integrated wine cooler, dishwasher, fridge and having a recess for a range cooker with extractor hood over. Also benefitting from inset downlights, inset plinth heating, ceramic tiled flooring and giving way to the family room.

### Family Room

10'5" x 12'9" (3.18m x 3.89m)

Enjoying continued ceramic tiled flooring

from the kitchen diner and comprising a high capacity log burner which in turn is complimented by a vaulted ceiling and hosting two Velux windows with a further array of natural light coming in via the uPVC double glazed french doors and uPVC double glazed windows to side and rear respectively.

### Utility

4'9" x 7'4" (1.45m x 2.24m)

Enjoying continued ceramic tiled flooring from the kitchen diner and comprising a rolled edge worksurfaces with a sink and drainer unit, having inset downlights, a chrome heated towel rail, a uPVC door access the rear garden and having both space and plumbing for appliances.

### Cloakroom/WC

Comprising a low level push button WC, vanity wash hand basin with mono block mixer tap, continued ceramic flooring from the utility, having inset downlights, a chrome heated towel rail and an opaque uPVC double glazed window to side.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to the entire first and second floor accommodation and in turn comprise an airing cupboard and Velux window.

### Bedroom Two

10'9" x 19'1" (3.28m x 5.82m)

Benefitting from uPVC double glazed



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bay window to front and having real wood flooring.

#### En-Suite Washroom

Comprising a low level push button WC and vanity wash hand basin with mono block mixer taps complimented by part tiled walls, ceramic tiled flooring, a shaver point, inset downlights and an opaque uPVC double glazed window to front,

#### Bedroom Three

9'9" x 12'2" (2.97m x 3.71m)

Having real wood flooring and uPVC double glazed window to rear.

#### Bedroom Four

7'8" x 13'2" (2.34m x 4.01m)

Enjoying a dado rail, double fitted wardrobe, uPVC double glazed window to front and having real wood flooring.

#### Bedroom Five/Study

8'0" x 8'2" (2.44m x 2.49m)

Enjoying a fitted wardrobe, real wood flooring and having uPVC double glazed window to rear.

#### Family Shower Room

6'7" x 8'3" (2.01m x 2.51m)

This three piece white suite comprises a low level push button WC, pedestal wash hand basin with mixer tap, walk-in shower enclosure with waterfall mixer shower, having part tiled walls and ceramic tiled flooring, a chrome heated towel rail, shaver point, inset downlights and opaque double glazed window to rear.

### SECOND FLOOR

#### Bedroom One

16'4" x 16'1" (max) (4.98m x 4.90m (max))

Benefitting from a dual aspect having two uPVC double glazed windows to rear with a timber framed double glazed Velux window to front and comprising inset downlights, eaves storage, wall lighting and access to a walk-in wardrobe/dressing room.



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#### Walk-in Wardrobe/Dressing Room

6'5" x 6'0" (1.96m x 1.83m)

Benefits from inset downlights and uPVC double glazed window to rear respectively.

#### En-Suite Bathroom

7'7" x 8'6" (2.31m x 2.59m)

This four piece suite comprises a roll top bath with telephone style mixer shower tap, double walk-in shower enclosure with thermostatic waterfall mixer tap and further hand held washer hose, a vanity wash hand basin with mono block mixer tap having tiled splashbacks. Also benefitting from a Velux window to front, heated towel rail, low level WC, inset downlights and having ceramic tiled flooring.

#### OUTSIDE

##### Private Rear Garden

Surrounded by a retaining brick wall the garden boasts privacy and benefits from side gated access, a water point, an external power point and a paved walkway accessing a well maintained lawn sitting adjacent to a paved patio area facilitated by a water feature.

##### Front

A tarmac driveway providing off road parking for several vehicles is partially surround by a dwarf stone wall and gives way to the front door under a canopy porch via an area of stone shingling and facilitated by wall lighting.

##### Garage Store

Benefitting from light, power and an up and over front door.



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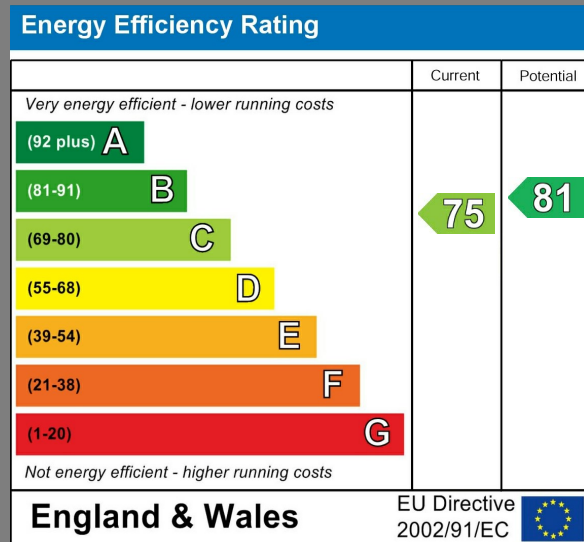
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## Location

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



## 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

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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

- Council Tax Band\*: E
- Price: £575,000

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

# Sinclair

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