

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

End Cottage Copt Oak Road, Markfield, Leicestershire, LE67 9PJ

£280,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Rural Setting
- Annex
- Private Rear Garden
- Council Tax Band*: B
- Two Double Bedrooms
- Shower Room & Bathroom
- Off Road Parking
- Price: £280,000

Overview

** A BEAUTIFUL AND QUIANT COTTAGE SITUATED IN A RURAL SETTING AMONGST NEIGHBOURING LANDSCAPED WHICH HAS THE BENEFIT OF BEING EXTENDED OFFERING BOTH CONTEMPORARY AND CHARACTER FEATURES THROUGHOUT. ** The accommodation briefly comprises; living room with wood burning stove, open plan modern dining kitchen with rear lobby providing access to a ground floor annex with bedroom complete with en-suite shower room. The first floor landing provides access to two double bedrooms and a white three piece family bathroom suite. Externally the property continues to impress with the wrap around gardens to the rear and side along with courtyard driveway providing enclosed off road parking with additional benefits to include double glazing and LPG central heating system. EPC RATING F.

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

Composite stable style entrance door with inset double glazed opaque glass window to the living room.

Living Room

13'0" x 11'7" (side of chimney breast) (3.96m x 3.53m (side of chimney breast))

Feature exposed brick chimney breast with raised hearth and mounted by a wood burning stove. uPVC double glazed window to the front elevation, tiled flooring and solid timber door with latch furniture through to the open plan dining kitchen.

Dining Kitchen

18'7" x 10'1" (min 10'11" max) (5.66m x 3.07m (min 3.33m max))

Having a range of fitted gloss fronted units with chrome bar handles to the wall and base, roll edge work surface and tiled surround, single drainer stainless steel sink unit with chrome swan neck style mixer tap over, uPVC double glazed window to the side elevation, electric hob with oven and grill, electric four ring hob and extractor fan over, radiator, tiled flooring into the dining area, Plumbing for washing machine, under unit space for tumble drier and space for a tall standing fridge freezer. There's an exposed feature beam ceiling, timber doors with latch furniture accessing the under stairs storage cupboard/pantry and stairs accessing the first floor along with timber door with latch furniture accessing a rear lobby area.

Rear Lobby

uPVC double glazed construction with a radiator, door accessing the rear garden, tiled flooring and door through to the annex.

Annex

14'7" x 8'8" (4.45m x 2.64m)

Offers a super addition to the property which would ideally suit a teenage suite or space for elderly relatives. With uPVC double glazed window to the front and rear elevations with radiator and sliding door access in the shower room.

Shower Room

Fitted with white three piece suite comprising double width shower cubicle with tiled surround and glass screening, low flush WC and pedestal wash hand basin. uPVC double glazed opaque glass window to the front elevation and radiator.

FIRST FLOOR

Landing

Having timber doors with latch furniture accessing two double bedrooms and bathroom. There is a beamed feature to the ceiling and loft access hatch and radiator.

Bedroom One

13'1" x 11'8" (3.99m x 3.56m)

Having uPVC double glazed window to the front elevation and a radiator.

Bedroom Two

11'1" x 9'3" (3.38m x 2.82m)

Having uPVC double glazed window to the rear elevation overlooking the garden, a radiator and airing cupboard housing the LPG Worcester combination boiler.

Bathroom

Fitted with a white three piece suite comprising of corner panelled bath with chrome mixer tap, low flush WC and pedestal wash hand basin, radiator, tiled flooring and beamed feature to the ceiling, uPVC double glazed opaque glass window to the side elevation.

OUTSIDE

Private Rear Garden

Offers a combination of paved pathways with wrap around lawns, planted borders with rock wall and fenced boundary with a side gated access along with mature trees.

Front

Has stone walls with feature lamp lighting and paving.

Driveway

Is gravelled behind timber access gates with outside power and light supply with access to brick built store.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	28	
(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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