

Forest Road
Markfield, LE67 9UN

John German





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Offers In Region Of £450,000

Set at the end of a long drive is this individual detached home. It offers over 2000 sq ft of living space and has a large garden plot circa 0.5 acres, with extensive parking, space for caravan etc plus double garage, and offers great opportunity for extension and improvement (STPP) No chain.



This is a wonderful opportunity to create a truly individual home and is set way back from the road along a shared private drive on the periphery of the village of Markfield, a popular village supported by good schools, shops, pubs, restaurant, post office and medical centre. Superbly located with easy access to the A50 and junction 22 of the M1, both providing links to Leicester, Nottingham, East Midlands airport and the national rail network.

You approach the property over a long private shared driveway, shared with just four other bungalows nearby. The property sits back in an elevated position behind a long lawned fore garden with driveway to the side providing plenty of parking alongside access to a detached double garage (light and power).

Steps lead up to an entrance porch and beyond that you will find a large feature split level hallway with vaulted ceiling and inset skylight, the living space arranged around comprising guest cloakroom/shower, next is a large 23 ft lounge/dining room with a feature open fireplace and from the lounge patio doors access the adjoining uPVC double glazed conservatory which has French doors to outside.

Leading off the lounge is the more formal and beautifully proportioned drawing room which has dual aspect windows, high ceilings with cornice detailing, Adam style fireplace at the focal point and picture patio doors which open out onto a raised balcony/terrace.

The sizeable breakfast kitchen is perfect for family mealtimes having more than enough room for a farmhouse style breakfast table. Cabinets wrap around three sides of the room providing plentiful storage and roll top work surfaces have inset sink, ceramic hob with extractor above, alongside eye level double oven and integral fridge. There is space for a dishwasher and a wide uPVC double glazed picture window overlooks the front elevation.

Leading off the kitchen is a practical and useful utility room with further appliance spaces, having space for washing machine, tumble dryer, fridge freezer and there is a wall mounted gas fired central heating boiler.

To the right of the utility room is a useful home office/playroom which has front facing uPVC double glazed window.

On the opposite of the utility is a rear hallway leading to outside and garden beyond and there is a useful store cupboard and a second guest cloakroom, ideal as a gardeners WC.

There are three excellent sized bedrooms on offer, all of which benefit from fitted wardrobes and all of which have lovely views to the rear across the gardens. The master suite is an excellent size bedroom and has a range of wardrobes running along one wall with hanging rail, and also the benefit of its own en-suite shower room.

Lastly is the family bathroom which is a well proportioned room, continuing with the theme of the property, it has full height tiling to the walls, panelled bath with mixer tap, vanity unit with inset wash hand basin, WC and archway to tiled walk in shower area.

Returning outside to the rear of the property you will find there are long lawned gardens which enjoy a great degree of privacy from the rear. There is a large full width patio area and a pathway leading on the right hand side boundary taking you to a screened vegetable garden area with raised beds.

AGENTS NOTE: -THE PROPERTY LIES ON A PRIVATE DRIVE WITH SHARED ACCESS AT THE LOWER SECTION ALLOWED FOR THE FOUR NEIGHBOURING SEMI DETACHED BUNGALOWS.

WE UNDERSTAND THAT COST OF ANY REPAIRS ARE SPLIT BETWEEN THE FIVE HOUSES WHEN AND IF REQUIRED. WE WOULD ADVISE ANY INTERESTED PARTIES VERIFY WITH THEIR LEGAL REPRESENTATIVE.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/ Tax Band: Hinckley and Bosworth Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JG A18032024







Approximate total area⁽¹⁾

2081.54 ft²

193.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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