

19 MAIN  
STREET, MARKFIELD LE67  
9UT

£232,000  
FREEHOLD



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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



LOCATED ON THE MAIN STREET IN THIS HIGHLY SOUGHT AFTER VILLAGE OF MARKFIELD COMES OFFERED FOR SALE THIS THREE BEDROOM SEMI-DETACHED HOUSE. IDEAL FOR A FIRST TIME PURCHASER THIS LOVELY HOME COMPRISES INTERNALLY FROM AN ENTRANCE HALL, LIVING ROOM, KITCHEN, WC, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. TO THE REAR THERE IS A WELL ESTABLISHED GARDEN AND FROM THE FRONT, OFF ROAD PARKING. THE LOCATION IS IN THE HEART OF THE SOUGHT AFTER VILLAGE OF MARKFIELD WITH IT'S MANY AMENITIES INCLUDING A CO-OPERATIVE SUPERMARKET. MARKFIELD IS JUST MINUTES DRIVE FROM BRADGATE PARK, THORNTON RESERVOIR AND THE M1 MOTORWAY.



**ENTRANCE HALL**

There are stairs leading towards the first floor landing, radiator and doors that lead to:

**LIVING ROOM 19'3 x 12'**

Benefiting from windows to both the front and rear aspects, radiator and power points.

**KITCHEN 11'4 - 8'8 x 9'3 - 5'6**

Having a range of wall and base units with work surfaces, sink with a mixer tap, power points, windows to the side aspect, integral oven, hob with extractor fan, power points, radiator and access to the rear porch with a door to the rear garden and a door to:

**WC**

Comprising a low level WC and a window to the rear aspect.

**FIRST FLOOR LANDING**

There is a window to the side aspect, loft access, power point and doors that lead to:

**PRIMARY BEDROOM 13'7 x 9'8**

Benefiting from a window to the front aspect, radiator and power points.

**BEDROOM 15' - 9' x 9' - 5'5**

There is a window to the rear aspect, radiator, power points and the boiler.

**BEDROOM 10'2 x 6'1**

Having a window to the front aspect, radiator, power points and a built in cupboard.

**BATHROOM**

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Radiator and a Window to the side aspect.

**REAR GARDEN**

There is a patio that leads to a laid to lawn and decked area with a shed.

**PARKING**

From the front there is off road parking.

**MARKFIELD VILLAGE**

The village benefits greatly from being surrounded by easily accessible countryside. There are a variety of public footpaths radiating out from the village - including the "Leicestershire Round", which passes along Main Street. To the north-western side of the village lies the Hill Hole Nature Reserve. Markfield has Chinese and Indian takeaways, a fish and chip shop, a newsagent, Just Naturally Healthy - an independent shop selling organic produce, a Co-Operative Supermarket (which is being extensively altered and made bigger) a financial advisory office and a GP surgery,

**VIEWINGS**

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

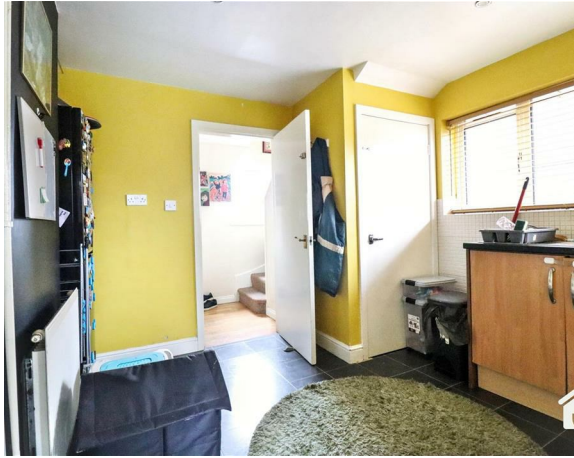
**MEASUREMENTS & FLOORPLANS**


Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

**MONEY LAUNDERING**

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

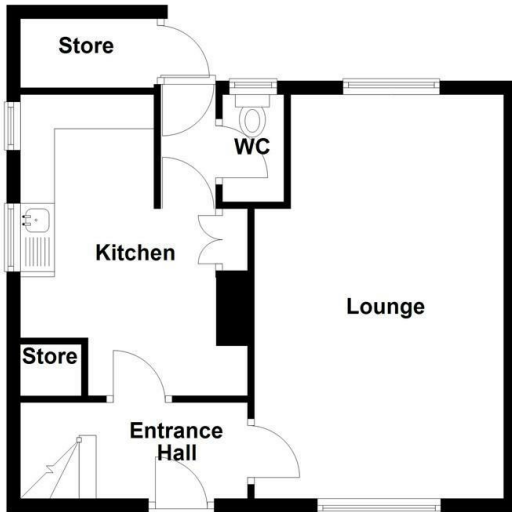
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



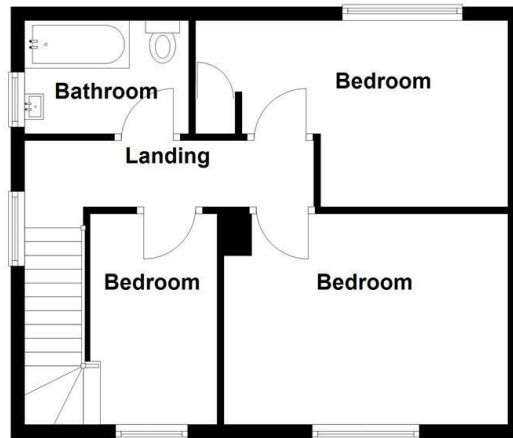
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales		EU Directive 2002/91/EC 



Ground Floor



First Floor



## MEASUREMENTS

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ



All properties are listed on Rightmove, Zoopla & our website.



## TERMS & CONDITIONS

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