



Main Street Markfield

- Brand new bespoke three double bedroom family home
- Completed earlier this year
- Impressive village home
- Three spacious double bedrooms
- Main double bedroom with impressive en suite
- Double width driveway
- Block paved seating area
- Rear gardens laid to lawn
- EPC Rating B / Council Tax Band TBC / Freehold

This stunning new build in the heart of Markfield, combining modern living with peaceful village life.





General Description

A beautifully presented, brand new bespoke three double bedroom family home positioned on Main Street, Markfield just 3.5 miles of Bradgate Park and approximately 9 miles of Leicester City Centre.

Accommodation

Constructed to an outstanding standard throughout, this one-of-a-kind build of traditional design completed earlier this year, offers a unique opportunity to acquire a impressive village home with immense curb side appeal, featuring a contrast between natural stone, red brick and slate style roofing. Internally, the tastefully modern internal living accommodation is laid across two floors to comprise in brief; Entrance hall, large sitting room with double doors out into the garden, second reception room either to be used as a study/office or playroom, WC and finally into the large kitchen dining room fitted with a range of eye and base units and integrated appliances. There is also a useful under stairs utility cupboard with plumbing for a washing machine. Upstairs, expect to find a contemporary fully tiled family bathroom, and three double bedrooms with the main bedroom having en suite facilities. Externally, the property is set behind a traditional dry stone wall with gravelled double width driveway to the side and wrought iron fence. The rear gardens are laid mostly to lawn with block paved seating area, noting there is approved planning and footings in place for a single detached garage to the far right of the plot.

Location

Markfield is ideally located on the edge of Charnwood Forest. Particularly convenient for Leicester, the village is situated close to junction 22 of the M1 which provides fast access to the north and south. The village has a range of local shopping and other facilities with local attractions such as Bradgate Park available at nearby Newtown Linford.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leicester, LE10 0FR (Tel: 01455 238141).

Measurements

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

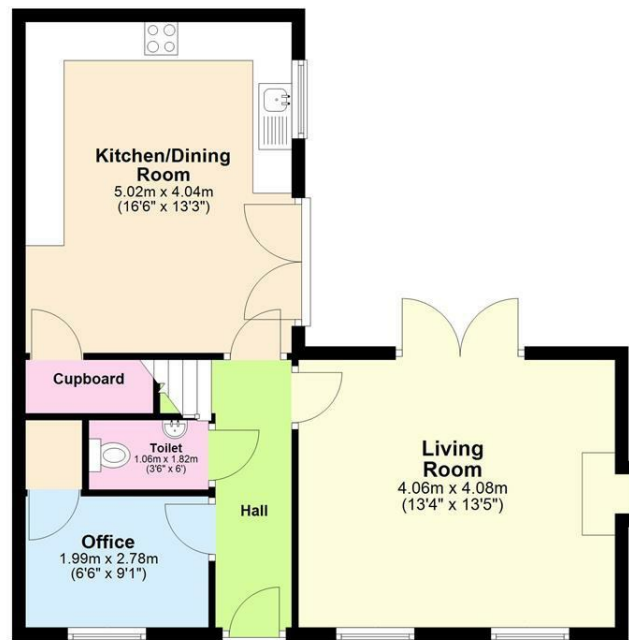
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



Total area: approx. 114.0 sq. metres (1226.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		





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