



# Link Rise Markfield

- Four bedroom detached family home
- Quiet village location in Markfield
- Well maintained accommodation throughout
- Spacious reception and living spaces
- Contemporary kitchen and bathrooms
- Four versatile bedrooms
- South-facing private rear garden
- Off-road parking and integrated garage
- EPC Rating D / Council Tax Band D / Freehold

Tucked away in a quiet part of Markfield, this impressive four bedroom detached home offers a wonderful sense of space and comfort, having been carefully cared for and enhanced over time. The layout is well considered, creating a home that feels both practical and welcoming from the moment you step inside.

The living space is generous and flexible, with multiple reception areas complemented by a modern kitchen, conservatory and useful ground floor additions that suit everyday life just as well as entertaining. Upstairs, four well-sized bedrooms are served by stylish bathroom facilities, including an en suite to the principal bedroom.

Set on a substantial plot, the property benefits from ample off-road parking, an integrated garage and a private south-facing garden with mature planting and a spacious terrace. Its location combines village calm with excellent access to nearby towns and the open countryside of Charnwood Forest.





### **General Description:**

Alexanders offer to the market this four bedroom detached family home in a quiet setting within the village of Markfield.

### **Accommodation:**

This inviting home has been beautifully maintained and updated by the current owners, offering warm and modern living, the accommodation is laid across two floors comprising: entrance hall, sitting room, dining room, fully fitted modern kitchen, utility room, WC and conservatory. Upstairs, there are four bedrooms and a contemporary four-piece family bathroom. The spacious main bedroom benefits from a modern en suite shower room.

### **Gardens and land:**

Outside, the property occupies a generous plot with off-road parking for three vehicles to the front, an integrated garage, and to the rear a private south-facing garden laid mostly to lawn with established borders and a large seating terrace.

### **Location:**

The property is within easy reach of a host of local amenities and offers superb access to Loughborough, Leicester and the locally revered Charnwood Forest, known for its beautiful and varied countryside walks.

### **Method of Sale:**

The property is offered for sale by Private Treaty.

### **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.

### **Tenure:**

The property is being sold freehold with vacant possession upon completion.

### **Local Authority:**

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band D.

### **Viewings:**

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

### **Services:**

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.





**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

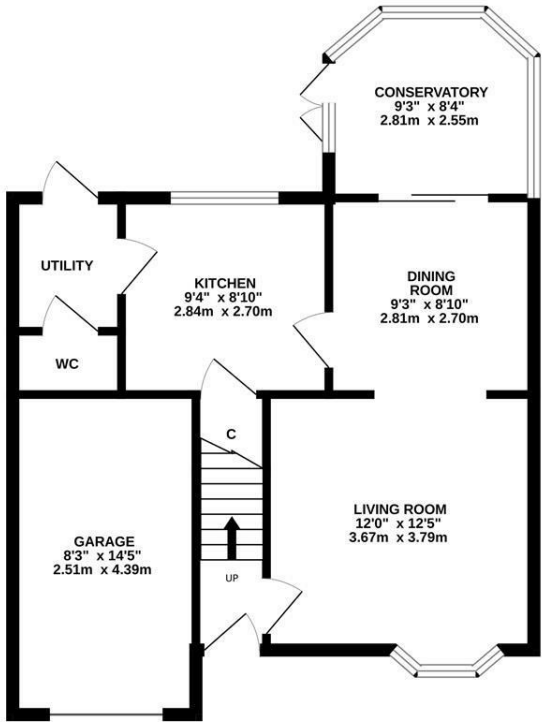
**Money Laundering:**

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.

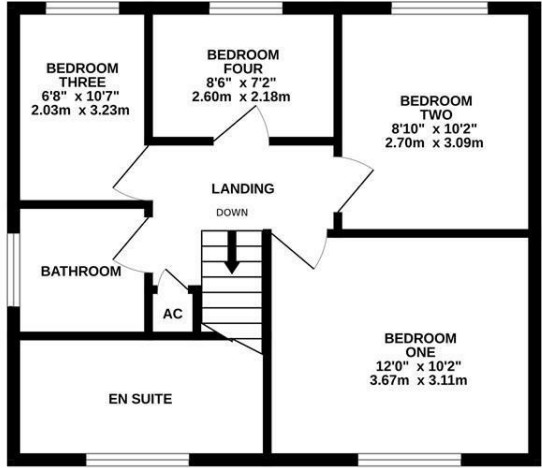
**General Note:**

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
	<b>63</b>	<b>81</b>



