JUDGE
ESTATE AGENTS

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£500,000
FREEHOLD

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JUDGE ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS SUBSTANTIAL SIX-BEDROOM DETACHED FAMILY HOME, OCCUPYING A PROMINENT CORNER POSITION WITHIN THE POPULAR VILLAGE OF MARKFIELD. ARRANGED OVER THREE FLOORS, THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, INCLUDING A GENEROUS KITCHEN DINER, SEPARATE LOUNGE, SIX WELL-PROPORTIONED BEDROOMS, AN EN-SUITE AND A FURTHER TWO BATHROOMS. OUTSIDE, THE HOME BENEFITS FROM A LARGE ENCLOSED GARDEN, OFF-ROAD PARKING AND A SUBSTANTIAL DETACHED GARAGE, WHICH HAS BEEN BOARDED AND CARPETED TO CREATE A VERSATILE AND HIGHLY USABLE SPACE. VIEWING HIGHLY ADVISED!







ENTRANCE HALL
Entered via the front door, with wood-effect flooring, radiator, staircase rising to the first floor and doors leading to the lounge, kitchen diner and ground-floor WC, there is also a useful storage cupboard with power.

WC
Fitted with a low-level WC and pedestal wash hand basin, with vinyl flooring and radiator.

KITCHEN DINER 10'8 x 28'5
A spacious kitchen diner fitted with a range of wall and base units, work surfaces, sink and drainer, Smeg range cooker with extractor hood and a selection of integrated appliances including fridge freezer and dishwasher. Tiled flooring, ample dining space, French doors opening onto the garden and access to the adjoining storage room.

STORE ROOM
A useful covered storage area adjoining the kitchen, with power, tap and access to the rear of the property

LOUNGE 11'6 x 18'6
A spacious dual-aspect lounge featuring a fireplace, wood-effect flooring, radiator and French doors opening directly onto the rear garden.

LANDING
A spacious carpeted landing with a radiator, doors leading to four bedrooms and the family bathroom, and stairs rising to the second floor.

MASTER BEDROOM 10'8 x 16'6
A generous double bedroom with carpeted flooring, radiator and access to the en-suite with window overlooking the rear garden.

ENSUITE 5'1" x 6'0"
Fitted with a shower enclosure, low-level WC and wash hand basin, with vinyl flooring, heated towel rail and window.

BEDROOM TWO 9'0 x 8'4
A good-sized double bedroom with carpeted flooring, radiator and a window overlooking the front elevation.

BEDROOM THREE 11'7 x 8'8
A well-proportioned double bedroom with carpeted flooring, radiator and window to the front elevation.

BEDROOM FOUR 11'7 x 9'4
A good-sized double bedroom with carpeted flooring, radiator and window overlooking the rear garden.

FAMILY BATHROOM 8'4" x 8'0"
Fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and pedestal wash hand basin, with vinyl flooring, heated towel rail and window.

SECOND FLOOR LANDING
A carpeted landing with a roof window providing natural light and doors leading to bedrooms five and six and a further second bathroom.

BEDROOM FIVE 11'8" x 14'7"
A spacious and versatile double bedroom with carpeted flooring, radiator and windows providing plenty of natural light

BATHROOM SECOND FLOOR 8'0" x 6'5"
Fitted with a shower enclosure, low-level WC and pedestal wash hand basin, with vinyl flooring, heated towel rail and window.

BEDROOM SIX 10'9 x 14'7
A generous double bedroom with carpeted flooring, radiator and both a roof window and dormer window providing plenty of natural light.

FRONT OF PROPERTY
Occupying a prominent corner position, the property features a pathway leading to the covered entrance, with established hedging and gated access to the rear garden.

REAR GARDEN
A large enclosed rear garden, mainly laid to lawn with paved patio areas providing space for outdoor seating and entertaining. With fenced and walled boundaries, gated access and access to the detached garage.

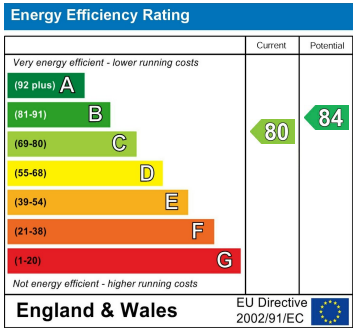
GARAGE 20'8 x 19'8
A substantial detached double garage with power and lighting. The interior has been boarded and carpeted by the current owners to provide a versatile and highly usable space, while retaining storage including loft storage and vehicle access.

PARKING
Driveway to rear of the property with gated access to the rear garden

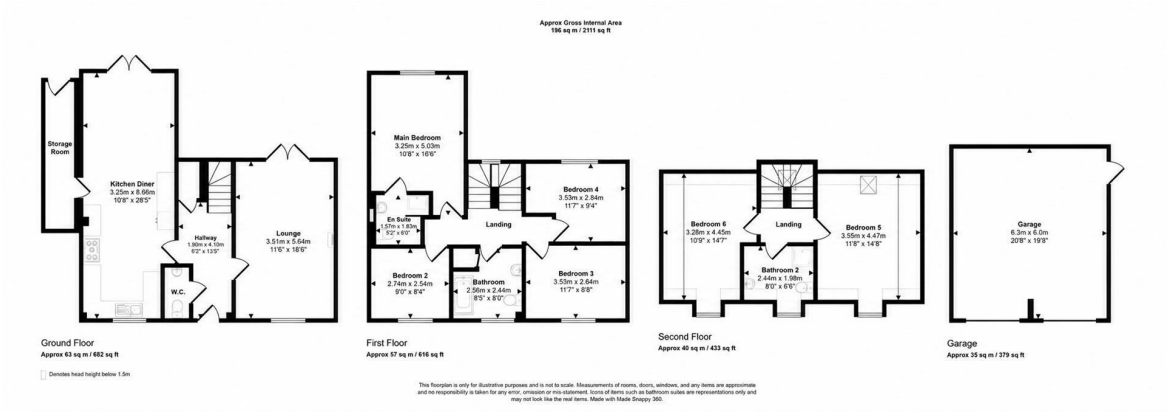
MARKFIELD
Markfield is a popular and well-connected village situated within the heart of Charnwood. The village offers a range of everyday amenities, including local shops, schools, a doctors' surgery, pharmacy and public houses, together with countryside walks nearby. Excellent road links provide convenient access to Leicester, Loughborough, Coalville and the M1 motorway network.











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. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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.

LET'S TALK

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TERMS & CONDITIONS

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 whatever in relation to this property.