



HOPKINS & DAINTY

ESTATE AGENTS



Shaw Lane, Markfield, LE67 9PW

£170,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and spacious, three storey home with a pleasant rear garden.

Offering well appointed accommodation throughout comprising: front dining room with a fitted dresser, rear lounge and a stylish kitchen. On the first floor, the landing provides access to two bedrooms and the luxury shower room. The main bedroom spans the full width of the property and has fitted wardrobes. The loft has been converted in 2016 to provide a good a useful third bedroom. The property has gas central heating and double glazing, along with a low maintenance front garden and a delightful South facing rear lawn and patio garden with a range of storage sheds and a summer house.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Dining Room 12'3" x 11'7" (3.74 x 3.54)



Kitchen 14'2" x 6'11" (4.32 x 2.13)



Accessed via a leaded light double glazed entrance door. With a feature fireplace, fitted dresser including a glazed display cabinet with lighting. Laminate flooring, a radiator, double glazed front window and doors leading off.

Lounge 12'2" x 11'7" (3.71 x 3.55)



With an under stairs storage cupboard, wall mounted electric fire, radiator, double glazed door opening to the rear elevation and doors leading off.

Fitted with a contemporary range of gloss fronted base units. With worktops and an inset one and a quarter sink and drainer with a mixer tap. There is space for a cooker and further appliances (we understand the freestanding gas cooker is included in the sale) and plumbing for a washing machine. Wall mounted gas boiler, tiled flooring, a designer radiator, double glazed side door, window and two double glazed roof lights.

First Floor Landing

Passage landing with a radiator, dado rail and doors leading off.

Bedroom 1 12'4" x 11'5" (3.76 x 3.50)



Measurements include the wardrobes.

Front double bedroom, spanning the full width of the property. With two sets of fitted wardrobes, a feature fireplace, designer radiator, coving to the ceiling and a double glazed front window.

Bedroom 2 8'9" x 8'5" (2.67 x 2.59)



Single bedroom with a radiator, coving to the ceiling and a double glazed rear window.

Shower Room 7'3" x 6'9" (2.21 x 2.07)



Three piece suite comprising shower, wash hand basin and and WC. Fitted cupboards, wall mounted mirror with lighting, tiled flooring, a heated towel rail, ceiling spotlights, extractor vent and a double glazed rear window.

Bedroom 3 14'9" x 10'6" overall (4.52 x 3.22 overall)



The loft was converted in 2016 to provide a useful third bedroom. With four double glazed Velux roof lights, a radiator and eaves storage space.

Front Garden



To the front of the property there is a low maintenance enclosed patio garden with gated access to the entrance door.

A shared side path leads to the rear of the property.

Rear Garden



Delightful South facing rear lawn and patio garden with a range of storage sheds and a summer house.

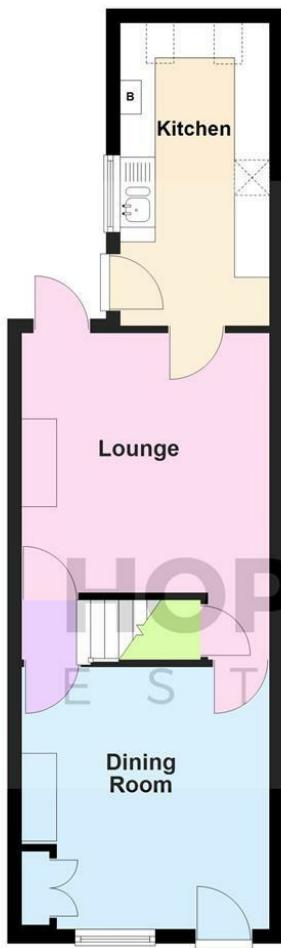
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



Second Floor

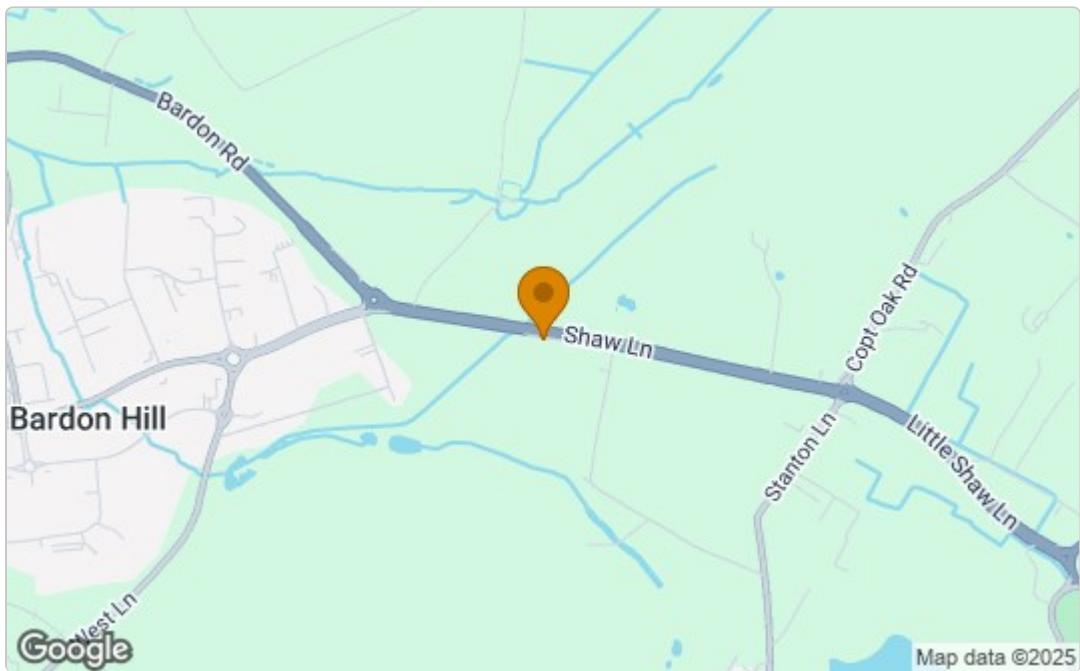
Approx. 16.1 sq. metres (172.8 sq. feet)



Total area: approx. 90.5 sq. metres (974.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.