



**NICK HUMPHREYS**

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SINCE 1986

**Hillside, Leicestershire, LE67 9UP**

**£175,000**

## 30 Hillside, Markfield, Leicestershire, LE67 9UP

Situated on a private road in the highly sought-after village of Markfield, this beautifully presented two-bedroom cottage is for sale combining character with modern comfort.

The ground floor comprises a welcoming lounge, fitted kitchen, and bathroom. To the first floor are two well-proportioned bedrooms, both benefiting from built-in wardrobes.

Externally, the property is flush-fronted to the street and boasts an extensive rear garden — a real highlight offering excellent outdoor space. Additional benefits include gas central heating and UPVC double glazing throughout.

Full of original features and character, this delightful cottage would make an ideal purchase for a first-time buyer, downsizer, or investor.

Call us to book an appointment now!



### **Lounge**

Upvc door to the front, feature ornate fireplace, Upvc window to the front, beamed ceiling and radiator.

### **Breakfast Kitchen**

Upvc window to the rear courtyard area, fitted cupboards and worksurfaces, single drainer sink unit, feature fireplace, radiator, plumbing for a washing machine, beamed ceiling, quarry, tiled floor.

### **Rear Lobby**

Door to the rear radiator and quarry tiled floor.

### **Downstairs Bathroom**

Comprising a three piece suite, low level wc, pedestal wash hand basin, corner bath with mains shower, radiator.

### **First Floor**

Lobby landing Worcester central heating boiler.

### **Bedroom One**

Upvc window to the front, two built in wardrobes, feature fireplace.

### **Bedroom Two**

Upvc window to the rear radiator and fitted wardrobes.

### **Outside**

Small enclosed courtyard area to the rear. Large stone built store. steps to long tiered rear garden mainly laid to lawn.

### **Tenure**

Freehold

### **Council Tax Band**

Hinckley And Bosworth Council

Council Tax Band : B

### **Viewings**

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

### **Valuations**

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

### **Fixtures, Fittings & Appliances**

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

### **Photographs**

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### **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 a recent utility bill to prove residence.

This evidence will be required prior to solicitors being instructed.

### **General Note**

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

### **Hours Of Business**

Our office is open Monday to Friday 9am - 5.30pm

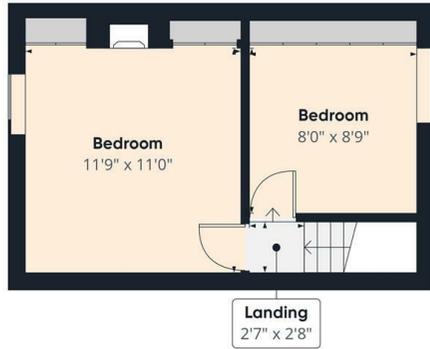
Saturday 10am - 3:30pm.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
526 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area<sup>(1)</sup>  
294 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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