




**6 COUNTRYMAN
WAY, MARKFIELD LE67
9QL**

£439,950
FREEHOLD

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 13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



THIS IMPRESSIVE FOUR BEDROOM DETACHED HOUSE SITS UPON A FANTASTIC POSITION WITHIN THIS HIGHLY REGARDED AND SOUGHT AFTER PART OF MARKFIELD VILLAGE. MAKING AN IDEAL FAMILY HOME, YOU APPROACH VIA A SHARED DRIVEWAY WITH ONE NEIGHBOUR AND AS YOU APPROACH THERE IS OFF ROAD PARKING, ENTRANCE PORCH THAT GIVES ACCESS TO THE ENTRANCE HALL WITH DOORS ACCESSING THE LIVING ROOM, KITCHEN/BREAKFAST, REAR PORCH/UTILITY, DINING ROOM, WC, RECEPTION/STUDY. FROM THE FIRST FLOOR LANDING THERE ARE DOORS ACCESSING THE PRIMARY BEDROOM WITH AN EN-SUITE, THREE FURTHER BEDROOMS AND A BATHROOM. OUTSIDE TO THE REAR THERE IS A LOW MAINTENANCE AND SOCIABLE GARDEN THAT INCLUDES A LOVELY GARDEN ROOM AND PERGODA. A VIEWING COMES HIGHLY RECOMMENDED TO FULLY APPRECIATE.



ENTRANCE PORCH

There are windows to the side and front aspects with a door that leads to:

Entrance hall

With returning stairs leading up to the first floor landing, radiator, under stairs cupboard and doors that lead to:

WC

Comprising from low level wc, wash hand basin, radiator and window to the front aspect.

LIVING ROOM 16'4" into bay x 13'9"

Benefiting from bay fronted window, power points, two windows to the side aspect and a feature fire surround.

KITCHEN/BREAKFAST 12'9" x 12'5"

Having a range of wall and base units and work surface, sink with a mixer tap and drainer, integral double oven, hob with extractor, windows to the side and rear aspects, radiator, power points and a door that leads to:

REAR PORCH/UTILITY 6'6" x 4'5"

There are wall units with work surface, plumbing for a washing machine, power points and a door that is to the side aspect accessing the garden.

DINING ROOM 9'7" x 9'3"

Benefiting from a radiator, power points, patio doors to the rear garden and door to

RECEPTION/STUDY 13'4 x 7'8"

Having a window to the front aspect, radiator and power points.

FIRST FLOOR LANDING

There is access to the loft, radiator, power point and doors that lead to:

PRIMARY BEDROOM 13'9" x 11'

Benefiting from feature window to the front aspect, radiator, power point, window to the side aspect and a door to

EN-SUITE

Comprising from low level WC, wash hand basin, walk in shower, complimentary tiling, heated towel rail and a window to the side aspect.

BEDROOM 10'2" x 9'6"

With window to the rear aspect, radiator, power points and fitted wardrobes.

BEDROOM 8' x 8'

Benefiting from a window to the rear aspect, radiator and power points.

BEDROOM 11' x 6'4"

There is a window to the front aspect, radiator, power points and eaves store.

BATHROOM

Comprising from low level WC, wash hand basin, bath with shower over, complimentary tiling, radiator and window to the rear aspect.

REAR GARDEN

A low maintenance and ideal for those who love to socialise with a patio, tiered artificial lawn with a Pergola and there is also a Summer House/Garden room (11' x 7'2) with Bi-Folding doors and the facilities of power and lighting.

PARKING

To the front there is a shared driveway shared between two houses. From the front of the property there is off road parking.

MARKFIELD VILLAGE

The village benefits greatly from being surrounded by easily accessible countryside. There are a variety of public footpaths radiating out from the village - including the "Leicestershire Round", which passes along Main Street. To the north-western side of the village lies the Hill Hole Nature Reserve. Markfield has Chinese and Indian takeaways, a fish and chip shop, a newsagent, Just Naturally Healthy - an independent shop selling organic produce, a Co-Operative Supermarket (which is being extensively altered and made bigger) a financial advisory office and a GP surgery,

VIEWINGS

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.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

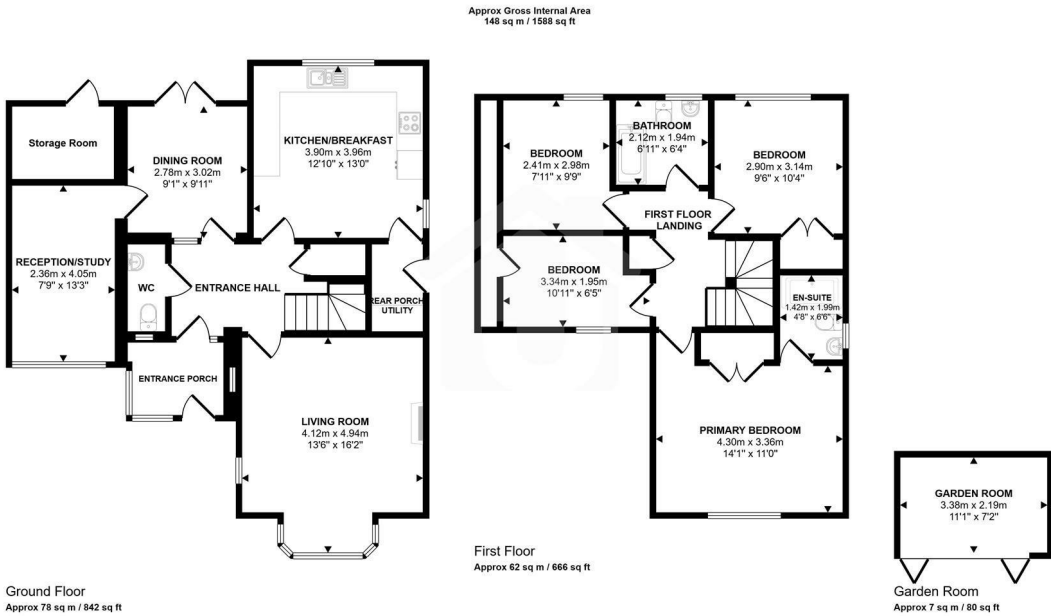


LOCATION



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Viewings strictly by appointment via Judge Estate Agents.

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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.