



**301 LEICESTER  
ROAD, MARKFIELD LE67  
9RH**

**£425,000**  
**FREEHOLD**



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



JUDGE ESTATE AGENTS HAVE THE PLEASURE OF OFFERING TO THE MARKET, WITH NO UPWARD CHAIN, FOREST HILLS. THIS ATTRACTIVE THREE-BEDROOM DETACHED HOME WHICH HAS BEEN LOVINGLY MAINTAINED BY THE SAME OWNER FOR 36 YEARS AND IS SITUATED WITHIN THE SOUGHT-AFTER VILLAGE OF MARKFIELD.

THE PROPERTY IS ACCESSED VIA A WELCOMING ENTRANCE HALL FEATURING PERIOD TILING AND A CHARACTERFUL FEATURE FINISH. THE GROUND FLOOR OFFERS A SEPARATE DINING ROOM AND A SPACIOUS LOUNGE OVERLOOKING THE REAR GARDEN, PROVIDING A PLEASANT



## GROUND FLOOR

### ENTRANCE HALL 7'9" x 22'2"

Decorative tiled flooring, stairs rising to first floor, radiator, understairs storage, stained glass window, bay window to front, doors to ground floor accommodation.

### DINING ROOM 12'0" x 12'0"

– Parquet flooring, triple glazed bay window to front elevation, radiator, feature fireplace.

### LOUNGE 12'0" x 21'2"

Carpeted flooring, sliding doors to rear garden, window to side elevation, radiator, feature fireplace with inset log burner.

### KITCHEN 7'8" x 20'7"

Range of wall and base units with worktops over, inset sink and drainer, integrated oven and grill with electric hob and extractor over, two windows to side elevation, Velux window, LVT flooring.

### UTILITY 7'9" x 8'1"

Space and plumbing for washing machine and additional appliance, worktop over, boiler, LVT flooring.

### RECEPTION ROOM THREE 11'7" x 7'7"

Window to rear elevation, electric heating, sockets and lighting.

### WC .288'8" x 5'10"

Low level WC, hand wash basin, LVT flooring.

## FIRST FLOOR

### LANDING

Window to side elevation, carpeted flooring, access to loft, doors to all accommodation.

### BEDROOM ONE 12'1" x 12'11"

– Triple glazed window to front elevation, fitted wardrobes, carpeted flooring, radiator.

### BEDROOM TWO 10'2" x 12'2"

– Windows to side and rear elevation, fitted wardrobes, carpeted flooring, radiator, feature fireplace.

### BEDROOM THREE 6'8" x 7'8"

Triple glazed window to front elevation, loft access, carpeted flooring, radiator. Loft is partially boarded.

### BATHROOM 9'9" x 7'9"

-Vinyl flooring, bath, shower cubicle, hand wash basin and WC, heated towel rail.

## EXTERNAL AREAS

### FRONT

– Driveway providing off road parking, mainly laid to lawn, iron gates to side elevation with access to rear, door into house and access to garage.

### GARAGE 7'8" x 7'8"

– Up and over door, storage area, light and power.

### REAR

Outside – Patio area, mainly laid to lawn, mature trees and shrubs, pond, timber outbuilding, private and enclosed. Paved pathway, timber storage area, access to front and rear.

### TIMER BUILDING 13'0" x 15'7" min

Power and lighting

## LOCATION

Markfield Village - The village of Markfield has a Co-Operative supermarket and is well supplied with local shops, pubs, restaurants, hairdressers, post office and GP Medical Centre. This lovely village is situated in north-west Leicestershire, on the edge of the renowned Charnwood and New National Forests, and is well known for its popularity in terms of convenience for ease of access to the centres of Leicester, Loughborough, Coalville and Ashby-de-la-Zouch, as well as the M1/M69/M42 major road network for travel north, south and west, and the East Midlands International Airport at Castle Donington.

## 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.

## 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.

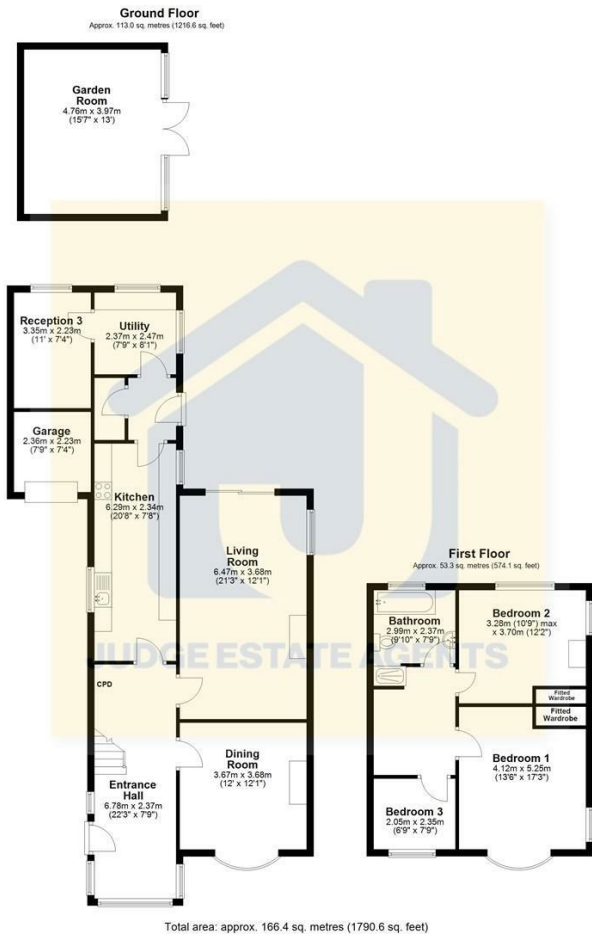


## LOCATION



## 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.



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## LET'S TALK



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All properties are listed on Rightmove, Zoopla & our website.



## TERMS & CONDITIONS

### Money laundering

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**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.