



**175 SHAW  
LANE, MARKFIELD LE67  
9PW**

**£180,000  
FREEHOLD**



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



JUDGE ESTATE AGENTS ARE PLEASED TO PRESENT THIS REFURBISHED THREE BEDROOM END TERRACE HOME ON SHAW LANE IN MARKFIELD, OFFERING PRACTICAL, WELL FINISHED ACCOMMODATION WITH EXCELLENT ACCESS TO THE M1 AND M42. THE PROPERTY HAS BEEN UPDATED THROUGHOUT, INCLUDING A FULL REWIRE, NEW CENTRAL HEATING SYSTEM, NEW WINDOWS, NEW INTERNAL DOORS AND NEW FLOORING, CREATING A FRESH MODERN FEEL. THE GROUND FLOOR FEATURES TWO RECEPTION ROOMS, PROVIDING FLEXIBLE LIVING AND DINING SPACE, ALONG WITH A NEWLY FITTED KITCHEN. UPSTAIRS, THERE ARE THREE BEDROOMS AND A NEW BATHROOM, ALL PRESENTED IN A FRESH, NEUTRAL STYLE. A PARTICULAR HIGHLIGHT IS THE VERY LONG REAR GARDEN, OFFERING PLENTY OF OUTDOOR SPACE FOR



## GROUND FLOOR

### Reception One 12'1" x 12'0"

To front elevation: UPVC door, UPVC double glazed bay window, radiator, carpeted flooring with door leading to:

### Reception Two 15'8" x 12'0"

Understairs storage, UPVC double glazed window to rear elevation, radiator, door leading to staircase to first floor

### Kitchen 10'4" x 6'11"

Gloss wall and base units with inset stainless steel sink, worktops, radiator, integrated electric oven, hob and extractor hood over, space for freestanding appliances, Vinyl flooring.

UPVC door leading to rear garden.

Leading off from the kitchen is useful space for utility.

## FIRST FLOOR

### Landing

Carpeted flooring, loft access and leads to all first floor accommodation

### Bedroom One 12'1" x 12'1"

To front elevation, UPVC double glazed window, carpeted flooring, radiator

### Bedroom Two 9'1" x 5'11"

UPVC double glazed window overlooking the rear garden, carpeted flooring, radiator

### Bedroom Three 10'8" x 6'11"

To rear elevation, carpeted flooring, radiator, UPVC double glazed window

### Bathroom 9'1" x 5'8"

Three piece white suite including bath with shower over, low level flush WC and hand wash basin, vinyl flooring and heated towel rail.

## EXTERIOR

To the front of the property is a low maintenance of mainly slab area leading to the front door. To the side, gated access to the rear garden.

The rear garden has a long garden mainly laid to lawn with patio area.

## MARKFIELD

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 & FLOORPLAN

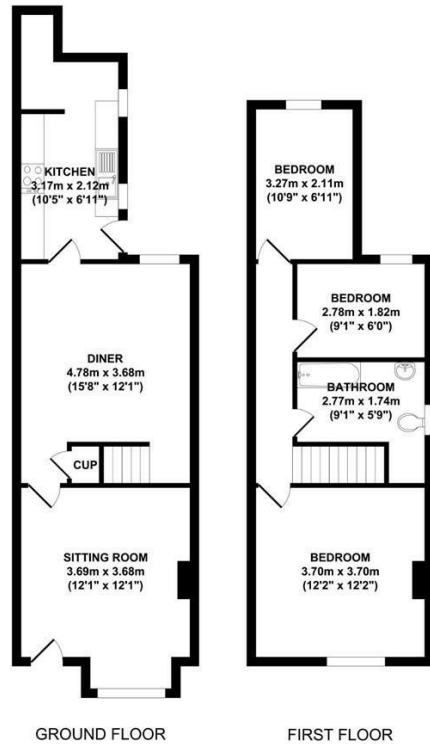
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

## 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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



0116 236 7000



[judgeestateagents.co.uk](http://judgeestateagents.co.uk)



[sales@judgeestateagents.co.uk](mailto:sales@judgeestateagents.co.uk)



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



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



## 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.