



**23 LILLINGSTONE  
CLOSE, MARKFIELD LE67  
9WS**

**£215,000**  
**FREEHOLD**



0116 236 7000



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



LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE COMES OFFERED FOR SALE THIS IMMACULATLY PRESENTED, TWO BEDROOM END TOWNHOUSE. A LOVELY HOME THAT IN BRIEF BENEFITS FROM AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, KITCHEN/BREAKFAST, FIRST FLOOR LANDING, TWO BEDROOMS AND A BATHROOM. THERE IS A QUAIN T GARDEN FROM THE REAR THAT CONTINUES ALONGSIDE THIS LOVELY HOUSE. THERE IS AN ALLOCATED GARAGE WITHIN A BLOCK HOWEVER IS IN NEED OF REPAIR. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAILS.



#### **ENTRANCE PORCH**

With a door that leads to:

#### **ENTRANCE HALL**

There are stairs leading up to the first floor landing and a door that leads to:

#### **LIVING ROOM 14'8 x 10'9**

Benefiting from a window to the front aspect, radiator, power points, TV point, under stairs cupboard and there is an access that leads through to:

#### **KITCHEN/BREAKFAST 14' x 8'4**

Having a range of wall and base units with wooden work surfaces, Sink, integral oven, hob with extractor, Breakfast bar, windows and door to the rear aspect, power points and a radiator.

#### **FIRST FLOOR LANDING**

With a power point and doors that lead to:

#### **PRIMARY BEDROOM 14' - 11' x 10'11**

Benefiting from two windows to the front aspect, radiator, power points and fitted cupboard.

#### **BEDROOM 12'6 x 7'10**

There is a window to the rear aspect, radiator and power points.

#### **BATHROOM**

Comprising a low level WC, Wash hand basin, Bath with a Shower over, Window to the rear aspect, Complimentary tiling, Loft access, Heated towel and Radiator.

#### **REAR GARDEN**

There are steps down to a paved patio and then a laid to lawn garden that continues alongside the property. There is a gate to the rear also.

#### **PARKING**

There is as mentioned a Garage within a block however is in need of repair.

#### **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**

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.

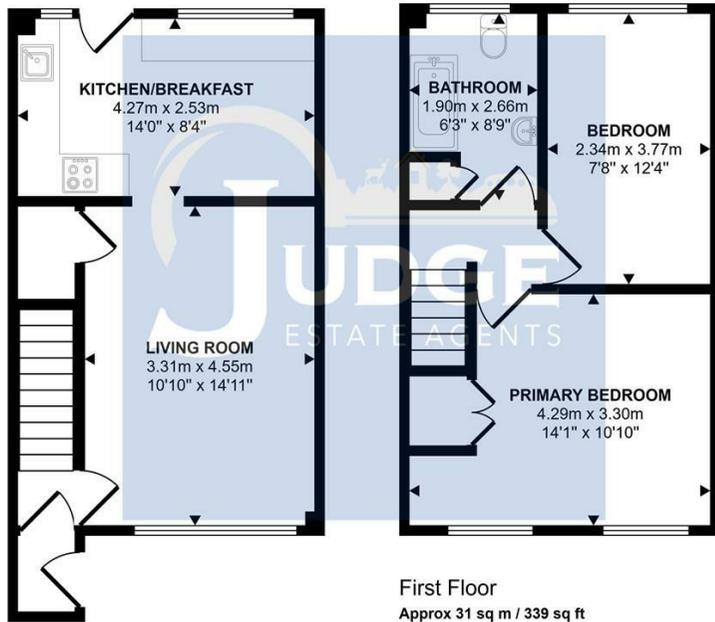
#### **MONEY LAUNDERING**

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.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area  
63 sq m / 682 sq ft



**Ground Floor**  
Approx 32 sq m / 343 sq ft

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.

## LOCATION



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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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## TERMS & CONDITIONS

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