



Hill Farm Markfield Lane, Botcheston

Offers Over £495,000

ANDREW
GRANGER & CO



Hill Farm Markfield Lane

Botcheson, Leicester

Chain-free 5-bed detached home in gated village setting. Spacious, light-filled living, open-plan kitchen, private garden, parking, EPC B, two bathrooms. Ideal for families seeking tranquillity.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Chain-free detached family home
- Exclusive gated village development
- Five bedrooms including four doubles
- Spacious open-plan living and dining area
- Stylish kitchen with integrated appliances
- Two bathrooms including ground-floor wet room
- Large private enclosed garden with French doors





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Set within an exclusive gated development in a peaceful and picturesque village, this beautifully presented detached home offers refined family living in a sought-after rural setting. **Chain free** and finished in a tasteful neutral palette throughout, the property combines space, comfort, and practicality, making it an ideal choice for families seeking both tranquillity and quality.

The ground floor is thoughtfully designed for modern family life. A generous reception room is flooded with natural light and features French doors opening onto a large, private enclosed garden, perfect for children, entertaining, or relaxed outdoor dining. A charming fireplace provides a warm focal point, while the open-plan arrangement creates an effortless flow between living and dining spaces.

At the heart of the home lies a stylish open-plan kitchen, well equipped with integrated appliances and designed with entertaining in mind. The layout allows for easy interaction with family and guests, making it a welcoming and sociable space.

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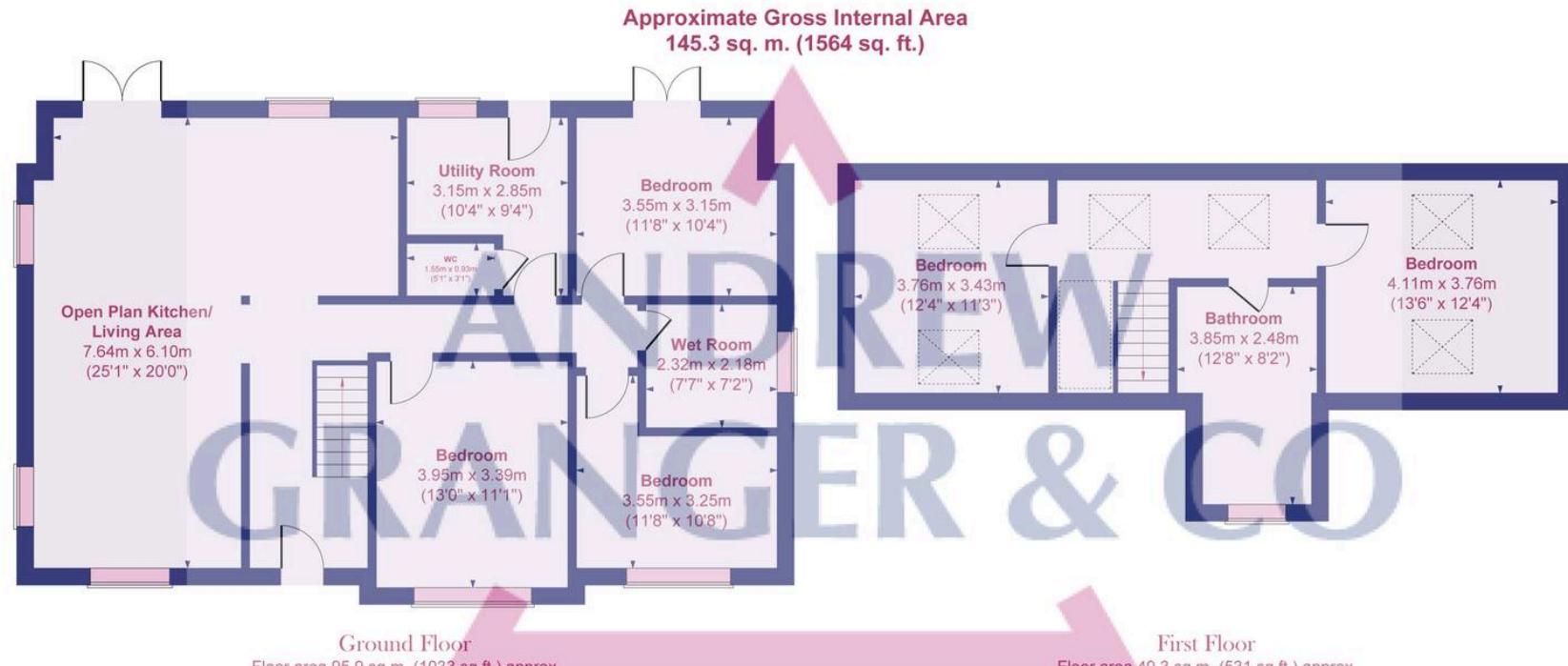
Botcheson, Leicester

Upstairs, the property offers five bedrooms in total. Four are well-proportioned double bedrooms, ideal for family members or guests, while the fifth bedroom is perfectly suited as a nursery, child's room, or home office. The accommodation is complemented by two bathrooms, including a convenient ground-floor wet room and a luxurious first-floor bathroom with a four-piece suite.

Additional benefits include driveway parking, the security and exclusivity of a gated development, and an impressive EPC rating of B, ensuring excellent energy efficiency and lower running costs.

Offering generous accommodation, a secure setting, and a village lifestyle that is ideal for families, this exceptional home represents a rare opportunity at this price point. Early viewing is highly recommended to fully appreciate all that this chain-free property has to offer.





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