



33 Chitterman Way
Markfield, LE67 9WU

£220,000



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Markfield, Leicester, LE67 9WU

Well presented modern 2 bedroom end town house with the unusual benefit of a twin garage with light & power adjacent to the property. The house is situated in popular village location close to shops, schools, open countryside and motorway access (J22). Full gas central heating (combi boiler March 2023), UPVC double glazing, cavity wall insulation. On ground floor, hall, lounge, fitted kitchen-diner with oven & hob. Upstairs; landing, 2 bedrooms, bathroom with white suite & shower over bath. Gardens to front & rear, double garage to side. Freehold - no upward chain! Council tax band B

Porch

UPVC double glazed entrance door, laminate floor, telephone point. Opens into an inner hall with stairs to first floor.

Lounge

14'9" x 11'0" (4.52m x 3.37m)

A bright and airy living room with UPVC double glazed bow window to front of property. Radiator, laminate flooring, recessed spotlights & coving to ceiling, stairs to first floor, really useful large under-stairs store.

Kitchen-Diner

14'2" x 8'5" (4.33m x 2.58m)

A well equipped and spacious kitchen-diner. Two UPVC double glazed windows and door to rear, laminate flooring, spotlights and coving to ceiling, radiator. Fitted with a range of modern base, drawer & eye level units, work surfaces, sink unit with mixer tap. Built-in electric oven, gas hob with extractor hood. Provision for washing machine/dishwasher. Wall mounted Worcester combination boiler fitted March 2023.

First Floor: Landing

Access to loft, fitted carpet.

Bedroom One

11'0" x 10'10" (3.36m x 3.32m)

A good sized double bedroom. Two UPVC double glazed windows to front, fitted carpet, radiator, spotlights and coving to ceiling, built-in recessed wardrobe.

Bedroom Two

12'4" x 7'6" (3.77m x 2.30m)

UPVC double glazed window to rear, fitted carpet, radiator, spotlights to ceiling.

Bathroom

8'9" x 6'0" (2.68m x 1.84m)

UPVC double glazed opaque window to rear, radiator, vinyl flooring, mainly tiled walls, a contemporary white suite comprising of panelled bath with electric shower over and glass screen, pedestal wash hand basin, wc. Airing cupboard.

Outside

The front garden is open plan with lawn and hedges.

There is a driveway to the side leading to twin garages to side (each approx 17' x 8') with two up and over doors, light & power. Parking in front of garages.

The private easy maintenance rear garden has decking, shrubs including large cactus, fully fenced boundaries & gate to side (garages).

Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

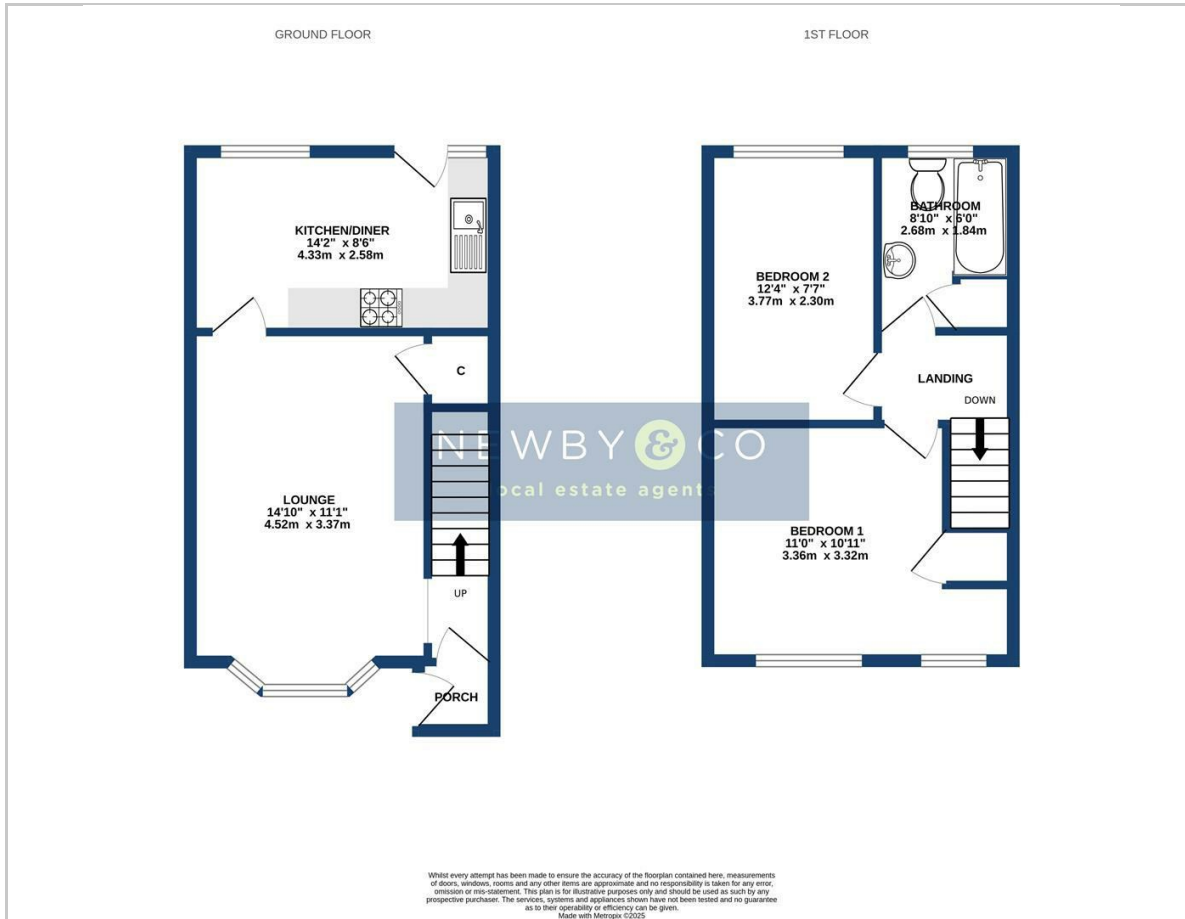
It has a Council Tax Band of B which means a charge of £1863.24 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

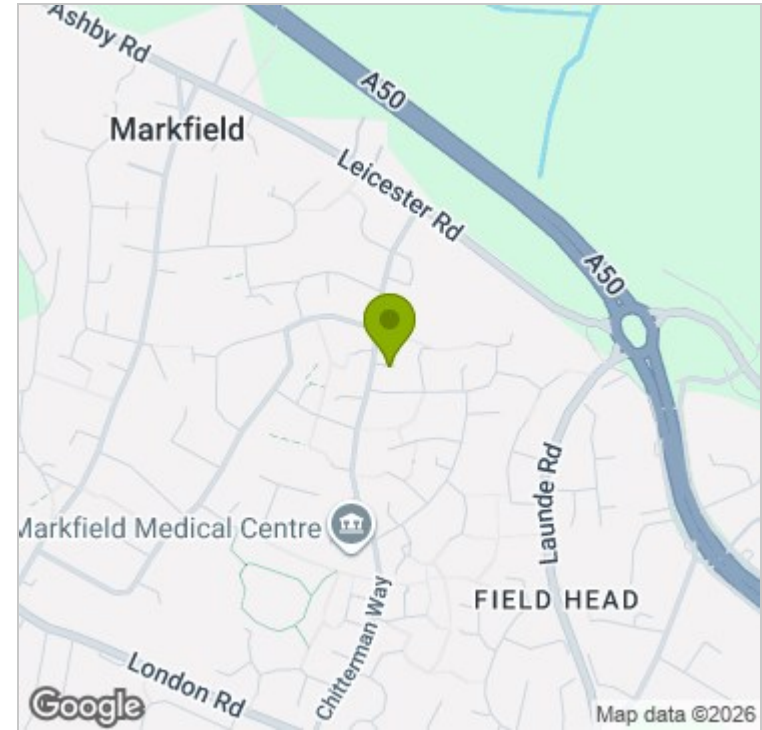


Viewing

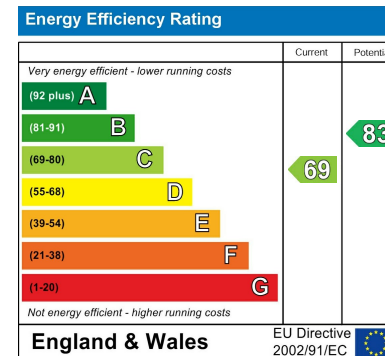
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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