



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

**£180,000  
FREEHOLD**



0116 236 7000



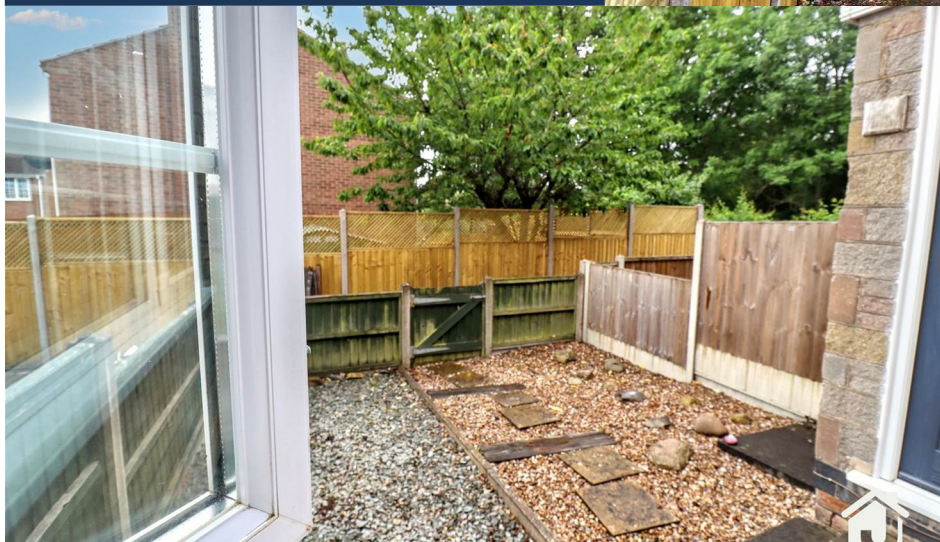
[sales@judgeestateagents.co.uk](mailto:sales@judgeestateagents.co.uk)



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



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



**WITHIN A HIGHLY SOUGHT AFTER VILLAGE IN POSITIONED WITHIN A CUL-DE-SAC COMES OFFERED FOR SALE THIS VERY WELL PRESENTED TWO BEDROOM MID-TOWNHOUSE. OFFERED FOR SALE WITH NO UPWARD CHAIN THIS LOVELY HOME BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, KITCHEN/BREAKFAST, FIRST FLOOR LANDING, TWO BEDROOMS AND A FOUR PIECE BATHROOM SUITE. OUTSIDE THERE IS A PAVED YARD TO THE REAR AND THERE IS AN ALLOCATED GARAGE WITHIN A COMMUNAL BLOCK. FOR MORE DETAILS CONTACT JUDGE ESTATE AGENTS ON 0116 236 7000.**



#### **ENTRANCE HALL**

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

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

Benefiting from a window to the front aspect, radiator, power points, under stairs cupboard with a radiator, door that leads to:

#### **KITCHEN/BREAKFAST 13'9 x 8'4**

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, windows to the rear aspect, power points, radiator and a door to the rear aspect.

#### **FIRST FLOOR LANDING**

There is a power point and doors that lead to:

#### **PRIMARY BEDROOM 14' - 11' x 10'9**

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

#### **BEDROOM 12'6 x 7'8**

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

#### **BATHROOM**

Comprising a low level WC, wash hand basin, bath, walk in shower, complimentary tiling, loft access, heated towel rail and a window to the rear aspect.

#### **REAR YARD**

There is a mainly paved area with a gate to the rear.

#### **GARAGE**

Located within a block. (Please see photos)

#### **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 & FLOORPLANS**

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**

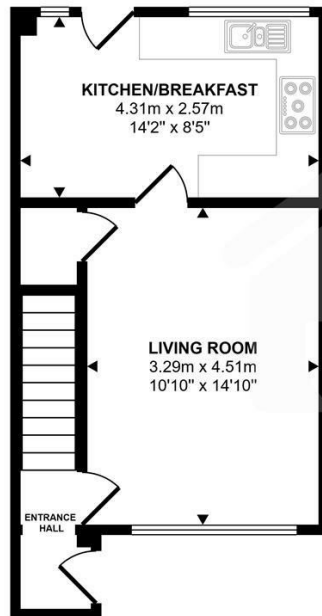
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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.

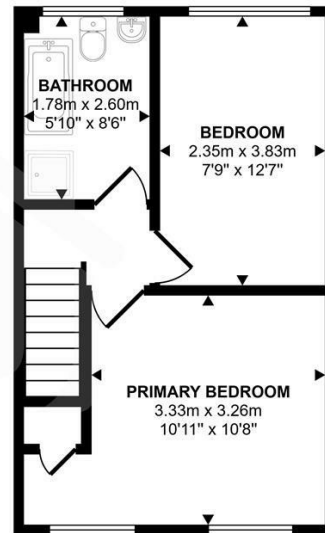


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area  
63 sq m / 679 sq ft



Ground Floor  
Approx 32 sq m / 346 sq ft



First Floor  
Approx 31 sq m / 333 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.



## 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.

ZOOPLA

rightmove

## 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.