

- FOUR BEDROOM DETACHED HOME
- LOW MAINTENANCE REAR GARDEN
- PRIMARY BEDROOM WITH EN-SUITE
- EASY ACCESS TO A50/M1 & CITY LINKS

- HIGHLY SOUGHT AFTER POSITION
- OFF ROAD PARKING
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - E

Asking price £439,950

<https://www.judgeestateagents.co.uk>





This impressive four bedroom detached house sits upon a fantastic position within this highly regarded and sought after part of Markfield village. Making an ideal family home, you approach via a shared driveway with one neighbour and as you approach there is off road parking, Entrance Porch that gives access to the Entrance Hall with doors accessing the Living Room, Kitchen/Breakfast, Rear Porch/Utility, Dining Room, WC, Reception/Study. From the first floor landing there are doors accessing the Primary Bedroom with an En-Suite, Three further Bedrooms and a Bathroom. Outside to the rear there is a low maintenance and sociable garden that includes a lovely garden room and Pergoda. A viewing comes highly recommended to fully appreciate.

#### ENTRANCE PORCH

There are windows to the side and front aspects with a door that leads to:

#### ENTRANCE HALL

With returning stairs leading up to the first floor landing, radiator, under stairs cupboard and doors that lead to:

#### WC

Comprising from low level wc, wash hand basin, radiator and window to the front aspect.

#### LIVING ROOM

16'4" into bay x 13'9" (4.98 into bay x 4.2)

Benefiting from bay fronted window, power points, two windows to the side aspect and a feature fire surround.

#### KITCHEN/BREAKFAST

12'9 x 12'5 (3.89m x 3.78m)

Having a range of wall and base units and work surface, sink with a mixer tap and drainer, integral double oven, hob with extractor, windows to the side and rear aspects, radiator, power points and a door that leads to:

#### REAR PORCH/UTILITY

6'6" x 4'5" (1.98 x 1.35)

There are wall units with work surface, plumbing for a washing machine, power points and a door that is to the side aspect accessing the garden.

#### DINING ROOM

9'7" x 9'3" (2.92 x 2.82)

Benefiting from a radiator, power points, patio doors to the rear garden and door to

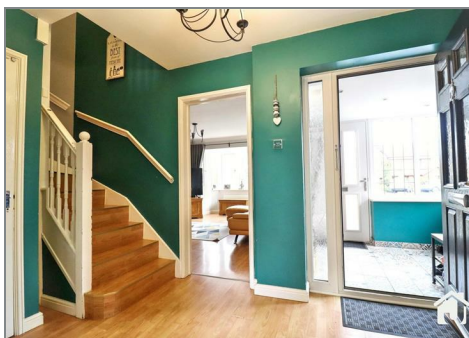
#### RECEPTION/STUDY

13'4 x 7'8 (4.06m x 2.34m)

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

#### FIRST FLOOR LANDING

There is access to the loft, radiator, power point and doors that lead to:







#### PRIMARY BEDROOM

13'9" x 11' (4.19m x 3.35m)

Benefiting from feature window to the front aspect, radiator, power point, window to the side aspect and a door to

#### EN-SUITE

Comprising from low level WC, wash hand basin, walk in shower, complimentary tiling, heated towel rail and a window to the side aspect.

#### BEDROOM

10'2" x 9'6" (3.1 x 2.9)

With window to the rear aspect, radiator, power points and fitted wardrobes.

#### BEDROOM

8' x 8' (2.44m x 2.44m)

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

#### BEDROOM

11' x 6'4 (3.35m x 1.93m)

There is a window to the front aspect, radiator, power points and eaves store.

#### BATHROOM

Comprising from low level WC, wash hand basin, bath with shower over, complimentary tiling, radiator and window to the rear aspect.

#### REAR GARDEN

A low maintenance and ideal for those who love to socialise with a patio, tiered artificial lawn with a Pergola and there is also a Summer House/Garden room (11' x 7'2) with Bi-Folding doors and the facilities of power and lighting.

#### PARKING

To the front there is a shared driveway shared between two houses. From the front of the property there is off road parking.

#### 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

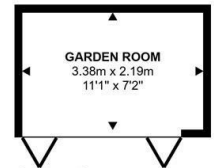
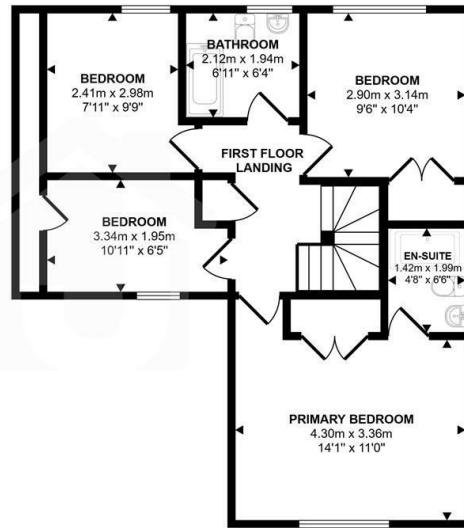
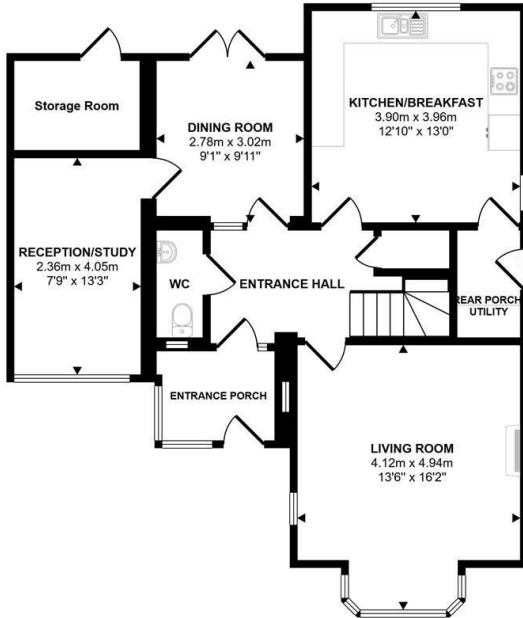
We always like any potential purchaser to follow our four steps

- 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.



Approx Gross Internal Area  
148 sq m / 1588 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 Made Snappy 360.

