



**54 LONDON
ROAD, MARKFIELD LE67
9UR**

£245,000
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



LOCATED WITHIN A HIGHLY SOUGHT AFTER VILLAGE LOCATION AND BEING OFFERED FOR SALE WITH NO UPWARD CHAINS COMES OFFERED FOR SALE A MODERN, THREE BEDROOM SEMI-DETACHED HOUSE. THIS FANTASTIC HOME THAT NEEDS TO BE VIEWED TO FULLY APPRECIATE IN BRIEF BENEFITS FROM AN ENTRANCE HALL, WC, OPEN PLAN LIVING/DINING/KITCHEN, FIRST FLOOR LANDING WITH THREE BEDROOMS AND A BATHROOM. TO THE REAR THERE IS A LOW MAINTENANCE GARDEN AS WELL AS GATED ACCESS TO THE OFF ROAD PARKING.



ENTRANCE HALL

There are stairs that lead up to the first floor landing, radiator, power point and doors that lead to:

WC

Comprising a low level WC, wash hand basin and a radiator.

LIVING/DINING/KITCHEN 25'5 - 10'5 x 15'2 - 8'6

Benefiting from windows to the front and rear aspects, patio doors to the rear garden, radiators and power points and to the Kitchen area there are a range of wall and base units as well as work surfaces, sink with a mixer tap, integral oven, hob and extractor, integral fridge/freezer, plumbing for a washing machine, tiled flooring and power points.

FIRST FLOOR LANDING

There is an airing cupboard, power point, loft access and doors that lead to:

BEDROOM 11'8 from fitted wardrobes x 8'4

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

BEDROOM 11'4 x 8'4 - 8'2

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

BEDROOM 10'5 x 6'5

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

BATHROOM

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

REAR GARDEN

A lovely garden that appreciates a patio, artificial lawn and gravelled area with a shed. There is a gate that leads to:

PARKING

There is allocated off road parking from the rear of the property alongside the garden.

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.

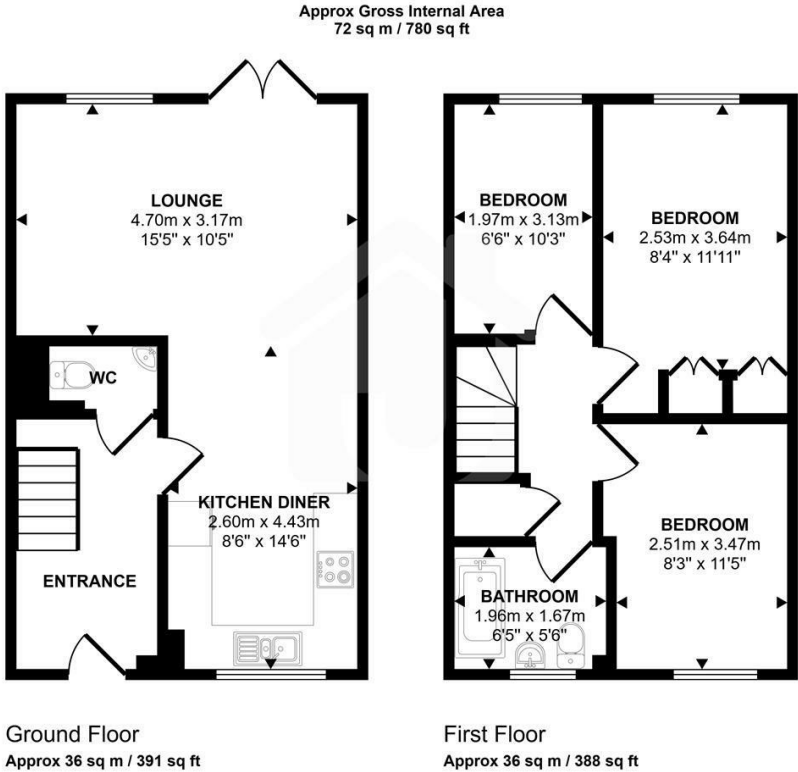


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.



TERMS & CONDITIONS

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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.