



**251 MARKFIELD
LANE, MARKFIELD LE67
9PR**

£279,950
FREEHOLD



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



SET WITHIN ONE OF THE MOST HIGHLY SOUGHT AFTER PARTS OF MARKFIELD VILLAGE, BORDERING NEWTOWN LINFORD AND READY FOR THE NEXT OWNER TO ADD THEIR VISION TO, COMES OFFERED FOR SALE THIS TRADITIONALLY BUILT TWO BEDROOM SEMI-DETACHED HOUSE. THIS VERY WELL LOVED HOME HAS BEEN WITH THE SAME FAMILY FROM BEING BUILT AND ENJOYS FANTASTIC OUTLOOKS FROM BOTH ASPECTS. IN BRIEF THIS LOVELY PROPERTY BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM THROUGH TO A KITCHEN, CONSERVATORY, WC, FIRST FLOOR LANDING, TWO BEDROOMS AND A BATHROOM. THERE IS A WELL ESTABLISHED AND MAINTAINED, EXTENSIVE REAR GARDEN AND FROM THE FRONT THERE IS A LOVELY LAWN GARDEN AS WELL AS AMPLE OFF ROAD PARKING THAT LEADS TO A GARAGE.



ENTRANCE HALL

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

LIVING ROOM 13'10 into bay x 12'1

Benefiting from a bay fronted window, radiator, power points and an opening to:

KITCHEN 15'11 x 8'11

Having a range of wall and base units with work surfaces, sink, power points, pantry, radiator, power points, windows to the rear aspect and a door that leads to:

CONSERVATORY 13'9 x 8'4

There are windows to both the rear and side aspects, power points, radiator, store cupboard, patio doors to the rear garden and door to:

WC

Comprising a low level WC.

FIRST FLOOR LANDING

Having a window to the side aspect and doors that lead to:

PRIMARY BEDROOM 15'11 - 12'10 - 11'8 x 8'9 into bay - 8'5

Benefiting from a bay fronted window, window to the front aspect, radiator and power points.

BEDROOM 12' x 9'1

There is a window to the rear aspect, radiator, power points and an airing cupboard.

BATHROOM 8'11 x 6'5

Comprising a low level WC, wash hand basin, bath, walk in shower, complimentary tiling, radiator and a window to the rear aspect.

REAR GARDEN

A beautifully maintained and established garden, generous in size that appreciates a patio that leads to the extensive lawn that is home to a number of shrubs, plants and trees.

FRONT GARDEN

There is a mainly laid to lawn garden with hedging.

PARKING

From the front there is ample off road parking that also leads to:

GARAGE

Benefiting from an up and over door as well as a window and door to the rear aspect.

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,

NEWTOWN LINFORD VILLAGE

Newtown Linford is a highly regarded village set within the stunning Charnwood Forest best known for its association with Bradgate Park which is open to the public and provides extensive scenic walks to local landmarks including Old John, the hilltop folly and a riverside walk towards Cropston Reservoir with a lovely cafe situated along the main pathway. Local amenities include a primary school, shops, cafes, delis, gastro pubs and restaurants, church and cricket club. The village is convenient for access to Leicester, Loughborough and M1(J22). There are two thriving villages with further amenities within a short drive, these are Anstey and Markfield villages.

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) Click through our 360 Tour
- 5) 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.

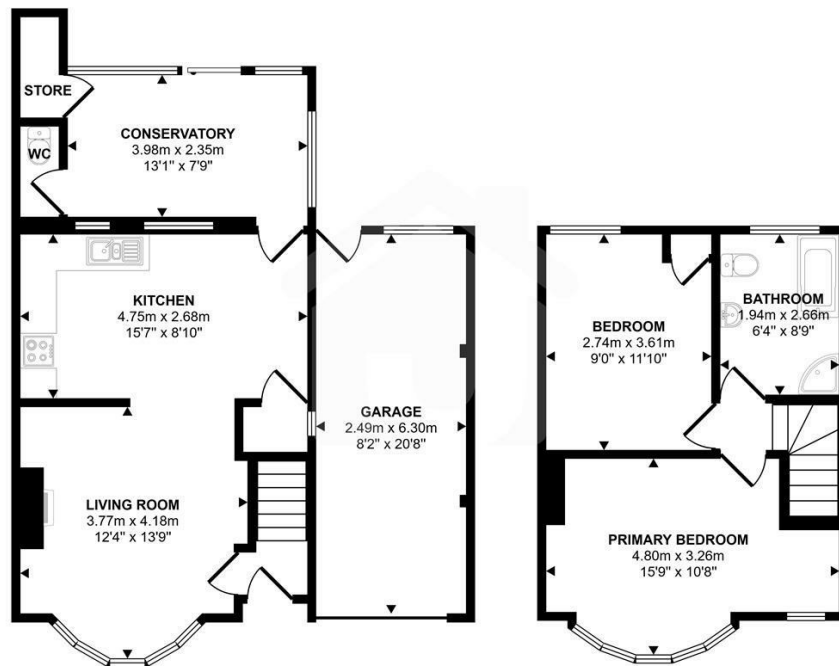
MONEY LAUNDERING

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.



Approx Gross Internal Area
93 sq m / 1000 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.

LOCATION



MEASUREMENTS

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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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TERMS & CONDITIONS

Money laundering

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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.