

- THREE BEDROOM DETACHED HOUSE
- GROUND FLOOR SHOWER ROOM/UTILITY
- EN-SUITE PRIMARY BEDROOM
- SOUGHT AFTER VILLAGE LOCATION

- OFF ROAD PARKING
- CONSERVATORY
- VERY WELL PRESENTED PROPERTY
- COUNCIL TAX BAND - D

Price guide £349,950



Nestled within a cul-de-sac location and within this highly regarded and sought after village comes offered for sale a very well presented three bedroom detached house. As you approach this lovely home you are greeted with a driveway and garden with a garage/storage area, entering this lovely home there is an Entrance Hall, Dining Room (Currently used as a Bedroom), Shower Room/Utility, WC, Kitchen, Living Room through to a Conservatory, First Floor Landing, Three Bedrooms with an En-Suite to the Primary Bedroom as well as a Family Bathroom. There is to the rear a beautiful and eye-catching Garden. Judge Estate Agents highly recommend an internal viewing to fully appreciate.

ENTRANCE HALL

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

WC

Comprising a low level WC, Wash hand basin and a Window to the side aspect.

LIVING ROOM

11'8 x 11'8 (3.56m x 3.56m)

Benefiting from a radiator, power points, TV point, feature fire surround and Conservatory doors that lead to:

CONSERVATORY

9'3 x 9'3 (2.82m x 2.82m)

With windows to the rear and side aspects, power points and patio doors that lead to the Rear Garden.

DINING ROOM

12'2 x 8'4 (3.71m x 2.54m)

There is a bay fronted window, radiator and power points. This room is currently used as a ground floor Bedroom area.

KITCHEN

11'7 x 8'5 (3.53m x 2.57m)

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

SHOWER ROOM/UTILITY

9'5 x 7'4 (2.87m x 2.24m)

Originally part of the Garage this area has been converted to a nice Utility/Shower Room with plumbing for a washing machine, power points, low level wash hand basin, walk in shower, heated towel rail and a window to the side aspect.

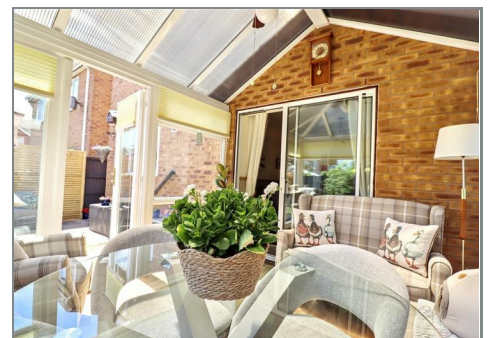
FIRST FLOOR LANDING

Having access to the loft, window to the side aspect, power point, airing cupboard and doors that lead to:

PRIMARY BEDROOM

10'10 x 10'2 (3.30m x 3.10m)

Benefiting from a window to the rear aspect, radiator, power





points, built in cupboards and archway that leads to a dressing area with a window to the rear aspect, radiator and door that leads to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Extractor, Window to the rear aspect, Radiator and Complimentary tiling.

BEDROOM

10'7 x 10' (3.23m x 3.05m)

With a window to the front aspect, radiator, power points, built in cupboards.

BEDROOM

9'11 x 6'7 (3.02m x 2.01m)

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with a Shower over, Window to the side aspect, Complimentary tiling and a Radiator.

REAR GARDEN

An eye-catching and well maintained garden that enjoys a paved and gravelled patio that leads onto a laid to lawn garden home to borders with a number of shrubs and plants.

PARKING

From the front there is off road parking accompanied by a laid to lawn garden. The Driveway leads up to:

GARAGE/STORE

7'8 x 4'11 (2.34m x 1.50m)

Benefiting from an up and over door with an area for storage.

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

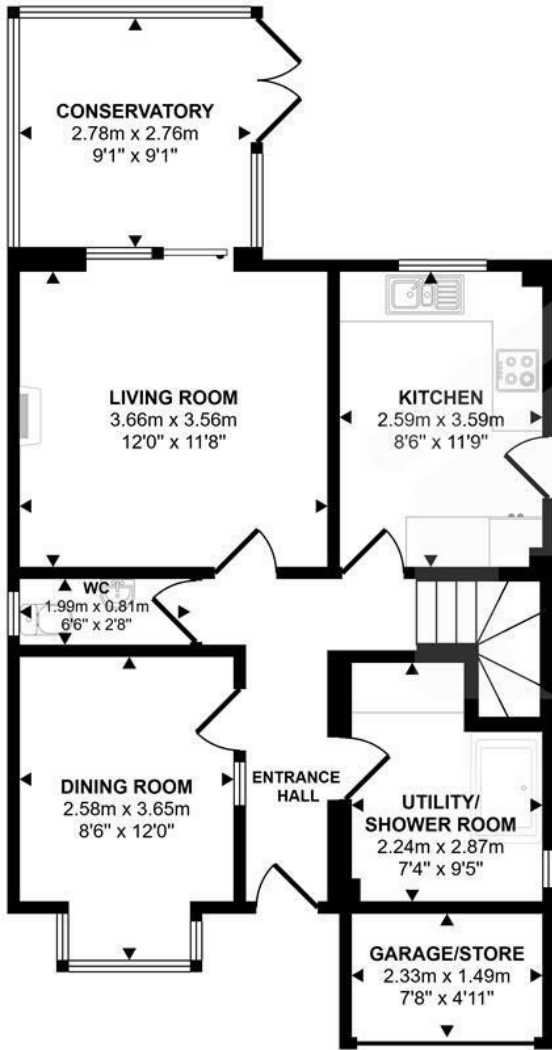
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

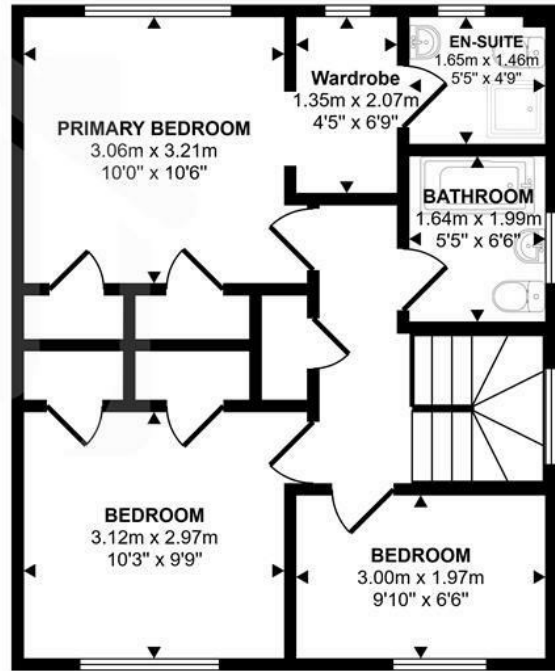
Purchasers should note that if a floor plan is included within



Approx Gross Internal Area
111 sq m / 1190 sq ft



Ground Floor
Approx 62 sq m / 666 sq ft



First Floor
Approx 49 sq m / 524 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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England & Wales		EU Directive 2002/91/EC	

