



**11 Browns Blue Close, Markfield, LE67 9QG**

**£132,950**



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\*\*\* NO CHAIN \*\*\* Browns Blue Close off of Shaw Lane is a small development of just 13 properties, and RH Homes and Properties are pleased to offer this One Bedroom First Floor Maisonette with a private garden and nominated parking for at least two vehicles. The property comprises its own private entrance door and hallway with stairs leading to the first floor and landing. There is then well presented living accommodation with an open plan Kitchen/Living area. Double bedroom and Bathroom with shower and screening over the bath. The property also includes its own enclosed private garden which is a nice and fairly rare extra, the rear of the property affords views of the farm field to the rear. To the front of the property there is a large off street parking area for at least two vehicles parked at tandem length.

Council Tax - A

### Entrance Hall

With a composite door to the front elevation leading into the Hallway, and stairs leading up to the Living Accommodation.

### Landing

UPVC double glazed window to the side, and radiator

### Kitchen & Living Room

13'0 x 18'6 (3.96m x 5.64m)

A good sized open plan Kitchen & Living Space the kitchen area fitted with a good range of modern wall and base level units with working surfaces over and tiled splashbacks, inset one and a half stainless steel sink and drainer, four ring hob with a hood over and oven under, Airing cupboard access housing the central heating boiler, laminated wood flooring, radiator, and two UPVC double glazed windows to the front elevation.

### Bedroom

13'0 x 12'2 overall (3.96m x 3.71m overall)

UPVC double glazed window to the rear elevation overlooking the paddock field, radiator.

### Bathroom

5'10 x 8'6 (1.78m x 2.59m)

Having a three piece white suite comprising a low level WC, wash hand basin and a bath with shower and screening over. With tiling to walls and flooring, extractor fan, and heated towel rail.



**Private Rear Garden**

Enclosed by fencing is a private garden.

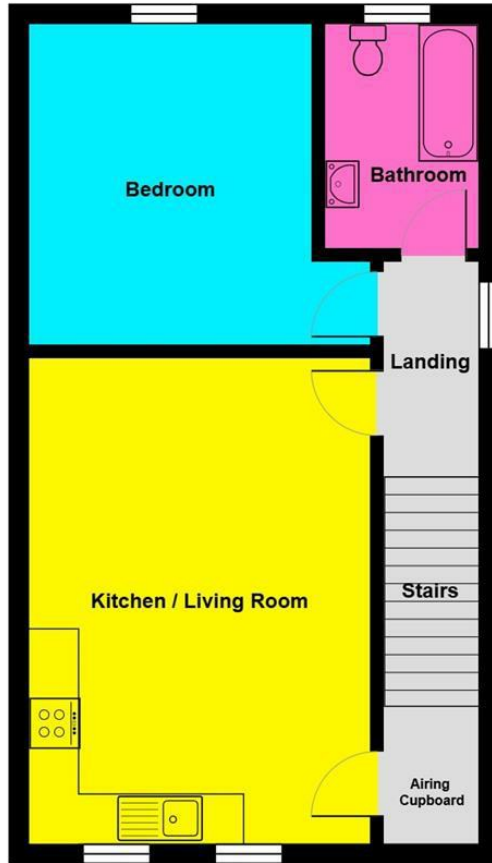
There is a tandem length block paved driveway to the frontage offering parking for at least two car length vehicles.

**Lease and Charges**

The lease length for the property is set for 125 years beginning and including 1st January 2021.

Annual Service Charge - £420

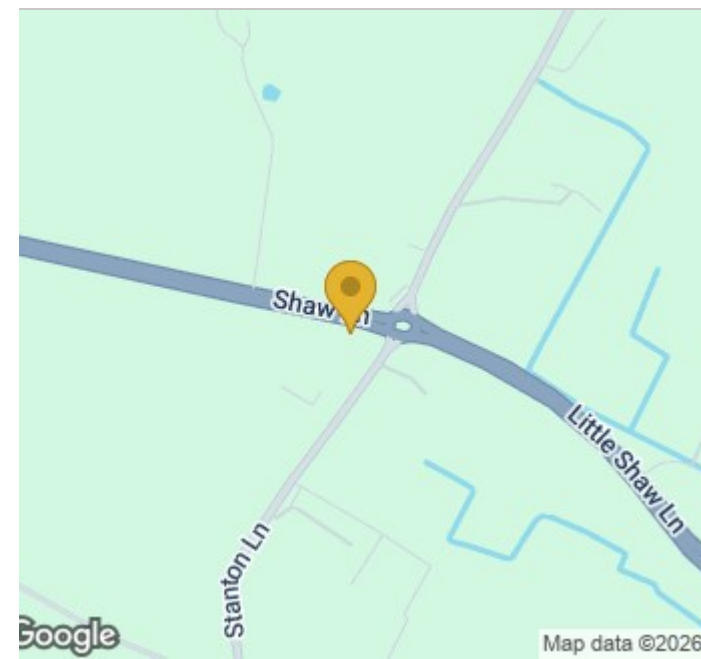
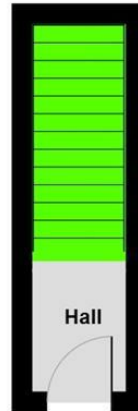
Annual Ground Rent - £250



Browns Blue Close,  
Markfield,  
LE67 9QG

Total Area: 54.3 m<sup>2</sup> ... 585 ft<sup>2</sup>

All measurements are approximate  
and for display purposes only



Heading towards Markfield along the M1, leave the Motorway at Junction 22, and head along the A511 signposted towards Coalville and Ashby De La Zouch (with the Junction 22 services on the left hand side as entering the A511. Continue along the road over the first roundabout (where the properties are situated on the right) . Proceed to the next main (Bardon 22) roundabout and go all the way around heading back on the Eastbound A511, where Browns Blue Close is on the left hand side, and the property on the

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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