



64, FOREST ROAD, MARKFIELD, LE67 9UN
OPEN TO OFFERS £200,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



A three bedroomed detached home situated in the popular village of Markfield. With the benefit of gas fired central heating and UPVC double glazing the accommodation is approached via a lounge, dining room, kitchen, rear lobby and cloaks/w.c. To the first floor there are two bedrooms and shower room. Second floor further bedroom.

To the front of the property there is a small forecourt garden. Gated shared side access leads to good sized rear gardens which form a wonderful feature of this home with paved patio area, lawns and fenced boundaries.

LOCATION

The property is positioned on the outskirts of this popular and conveniently placed village with excellent commuter links to Leicester City Centre, the University town of Loughborough and the M1 Motorway at Junction 22.

The village itself provides wide ranging day to day amenities including Parish Church, Medical Centre, Chemist, Post Office, Newsagents, Co-operative food store, traditional public houses and primary school with further road links to the A46 Western Bypass, Fosse Park Shopping Centre, East Midlands Airport at Castle Donington and Bradgate Country Park.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough along Forest Road, straight across the major roundabout with Epinal Way and into the continuation of Forest Road/Nanpantan Road B591. On reaching Copt Oak take an available left turn into Whitwick Road, over the A50 dual carriageway and leading into Hill Lane., crossing the intersection with Ashby Road and at the T junction turn left in Forest Road where the property is situated on the left hand side clearly identified bearing our For Sale board.

ACCOMMODATION

GROUND FLOOR

LOUNGE 13'0 x 11'6 (3.96m x 3.51m)

Double glazed door and leaded light bow window to front elevation, coal effect gas fire inset into chimney breast, radiator,

DINING ROOM 15'0 x 13'0 (4.57m x 3.96m)

Electric multi fuel effect fire set upon tiled hearth with feature brick surround, open stairway rising to first floor with pine balustrade, radiator, dual aspect double glazed windows to side elevations and double glazed window to rear,

EXTENDED KITCHEN 14'0 x 6'6 (4.27m x 1.98m)

Eye level and base units with work surface over, space for cooker, 1 1/4 bowl sink drainer unit with mixer tap, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, spotlights to ceiling, double glazed window to side, door to rear.

REAR LOBBY

Radiator, barn style double glazed door to side elevation providing access to the garden.

CLOAKROOM/W.C.

Two piece suite comprising low level w.c. wash hand basin, wall mounted Worcester combination central heating boiler and double glazed window to rear elevation.

FIRST FLOOR

LANDING

Radiator, stairway to bedroom/loft room.

BEDROOM 13'5 x 11'7 (4.09m x 3.53m)

Radiator, access to built in storage/wardrobe, double glazed leaded light window to front elevation.

BEDROOM 11'6 x 9'10 (3.51m x 3.00m)

Radiator, built in storage cupboard/wardrobe space, double glazed window to rear elevation.

SHOWER ROOM/W.C.

Refitted with a double size tiled shower cubicle with shower over and screen, wash hand basin with vanity unit below, low level w.c., tiled walls, vertical radiator, double glazed window to rear.

SECOND FLOOR

BEDROOM/LOFT ROOM 12'0 x 9'10 (3.66m x 3.00m)

An L shaped room of maximum dimensions, eaves storage space, restricted headroom, wall mounted electric fan heater, double glazed window to side.

OUTSIDE

To the front of the property is a low level retaining brick wall enclosing crazy paved base with shrub beds.



REAR GARDEN

The rear garden is tiered with a courtyard style area, concrete pathway leading to a lawn with specimen planting enclosed by picket fencing

E P C

Rating: 'F'

COUNCIL TAX BANDING

Council Tax Band: 'B'

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

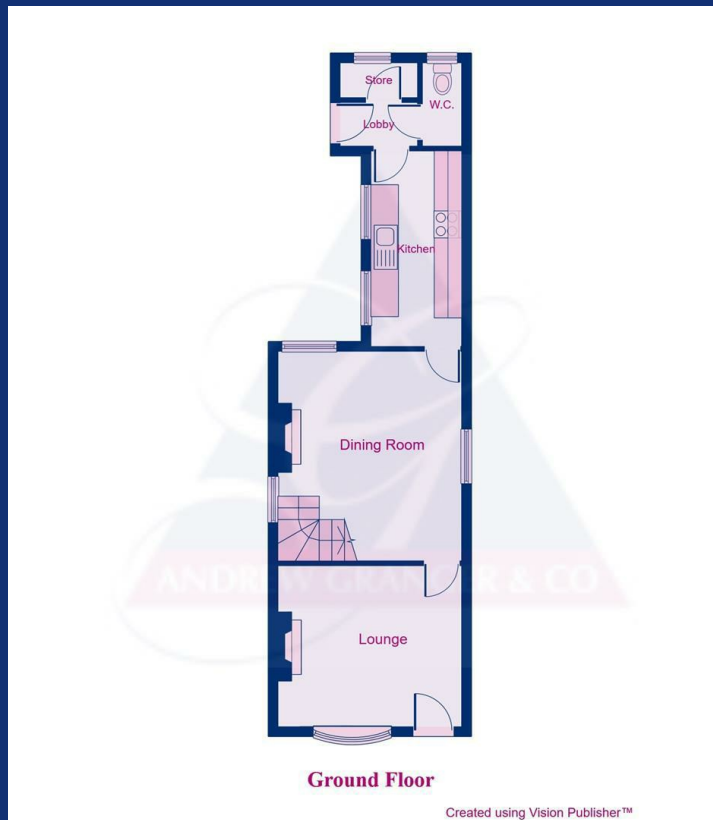
SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

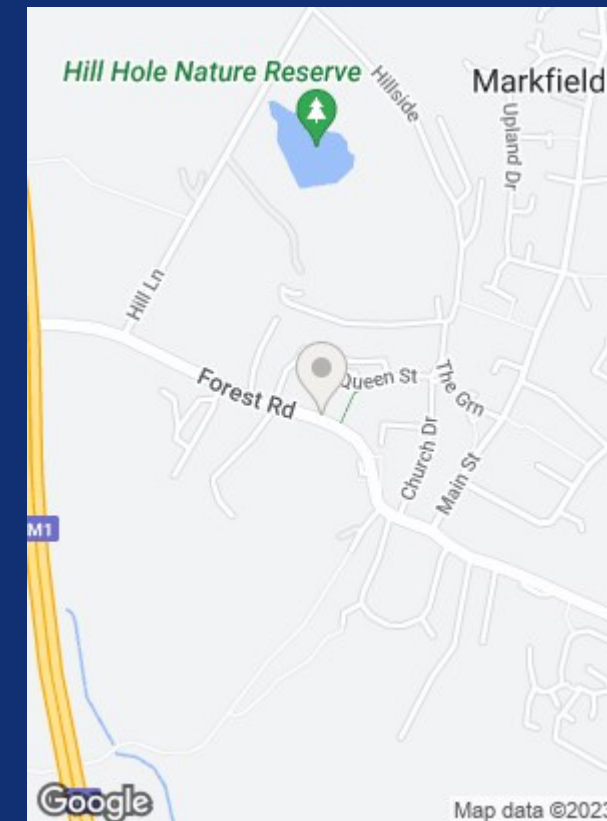








LOCATION



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RICS



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