



- FOUR BEDROOM DETACHED HOUSE
- AMPLE OFF ROAD PARKING & GARAGE
- GROUND FLOOR WC
- HIGHLY SOUGHT AFTER VILLAGE
- BEAUTIFUL FRONT & REAR GARDEN
- EN-SUITE TO PRIMARY BEDROOM
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - D

Price guide £412,000



This very impressive, four bedroom detached house is located within a highly regarded part of this thriving village and needs to be viewed to fully appreciate. As you approach this lovely home there is ample off road parking that leads alongside the property to a generously sized garage as well as a well kept, attractive garden from the front. As you enter there is an entrance porch, entrance hall, WC, living room, dining room, kitchen, first floor landing, four bedrooms, the primary has an en-suite and there is a main bathroom. To the rear there is a well established and eye-catching garden. Being located in this popular village that offers an array of schools, eateries there are reputable primary and secondary schools which makes this lovely property the ideal family home.

PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

There is a window to the front and rear aspect and door that leads to:

#### ENTRANCE HALL

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

#### WC

Comprising a low level WC, wash hand basin, complimentary tiling and a window to the side aspect.

#### LIVING ROOM

18'8 - 17'1 x 14'11 - 12'2 (5.69m - 5.21m x 4.55m - 3.71m)  
Benefiting from a bow fronted window, radiator, power points, TV point, fire with feature surround and French doors that lead to:

#### DINING ROOM

12'9 x 10'9 (3.89m x 3.28m)

There are patio doors to the rear garden, windows to the rear aspect, radiator, power points and a door that leads to:

#### KITCHEN

12'9 x 10'1 (3.89m x 3.07m)

With a range of wall and base units as well as work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob and extractor, power points, door to the side aspect, window to the rear aspect and door that leads back to the entrance hall.

#### FIRST FLOOR LANDING

There is a window to the side aspect, loft access and doors that lead to:

#### PRIMARY BEDROOM

12'3 x 9'1 from fitted wardrobes (3.73m x 2.77m from fitted wardrobes)

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes, dresser and door that leads to:

#### EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail, complimentary tiling and a window to the side aspect.

#### BEDROOM

12'8 x 9' (3.86m x 2.74m)

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





#### BEDROOM

14'2 - 10'1 x 4'10 from fitted wardrobes (4.32m - 3.07m x 1.47m from fitted wardrobes)

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

#### BEDROOM

10'1 x 5'11 (3.07m x 1.80m)

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

#### BATHROOM

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

#### FRONT GARDEN

A well kept lawn garden which is accompanied by a variety of shrubs.

#### REAR GARDEN

This well established and eye-catching garden enjoys a patio that leads onto a mainly laid to lawn area home to a number of borders that share a number of shrubs and plants.

#### PARKING

From the front there is ample off road parking that proceeds alongside the property to:

#### TANDEM GARAGE

Benefiting from an up and over door as well as a window and door to the side aspect and power and lighting facilities.

#### 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

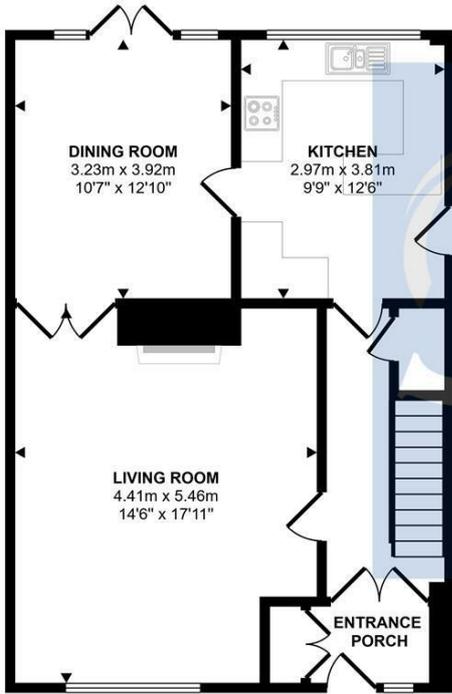
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### MEASUREMENTS & FLOORPLANS

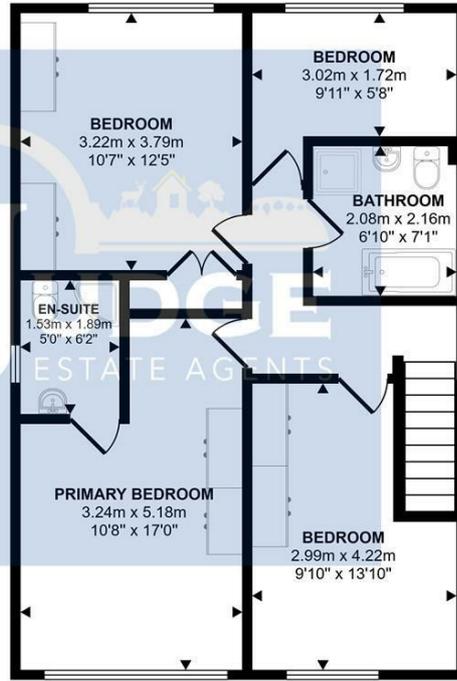
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property.



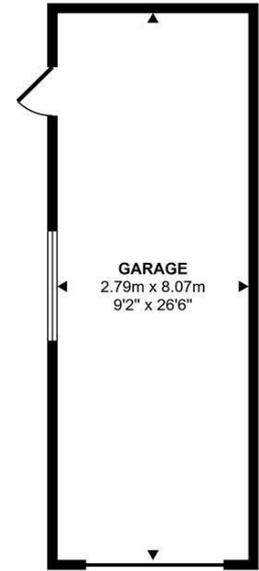
Approx Gross Internal Area  
144 sq m / 1551 sq ft



Ground Floor  
Approx 60 sq m / 647 sq ft



First Floor  
Approx 62 sq m / 662 sq ft



Garage  
Approx 22 sq m / 242 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		72	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

