



11 SWITLAND CLOSE, MARKFIELD,
LEICESTERSHIRE, LE67 9SE

ASKING PRICE
£285,000

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£285,000 FREEHOLD



ENTRANCE HALL

There is a radiator, power point, airing cupboard and doors that lead to:

LIVING ROOM

14'8 x 11'1

Benefiting from a radiator, power points, TV point, feature surround, door to the Kitchen and Conservatory door to:

CONSERVATORY

8'10 x 8'3

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

KITCHEN

11'7 x 8'1

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob, window to the front aspect, power points, radiator and door to:

SIDE PORCH/UTILITY

10'1 x 5'2

There is a window to the front aspect, power points, plumbing for washing machine and a door that leads to the Rear Garden.

BEDROOM

11'2 x 10'5

Benefiting from a window to the rear aspect, radiator, power points as well as fitted wardrobes and dresser.

BEDROOM

10'6 x 8'1

There is a Bow fronted window, radiator, power points and a fitted wardrobe.

BEDROOM

8'7 x 8'3

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with a Shower over, Complimentary tiling, Heated towel rail and a Window to the front aspect.

REAR GARDEN

From the rear there is a patio that leads to a mainly laid to lawn garden having borders home to a number of shrubs, trees and plants. There is a Garden to the side with paving as well as a laid to lawn garden that proceeds along to the front of this lovely property. This is all appreciated with a number of shrubs, plants and trees.



PARKING

Allocated to the rear there is off road parking that also leads to:

GARAGE

17'6 x 8'11

Benefiting from an up and over door.

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

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.

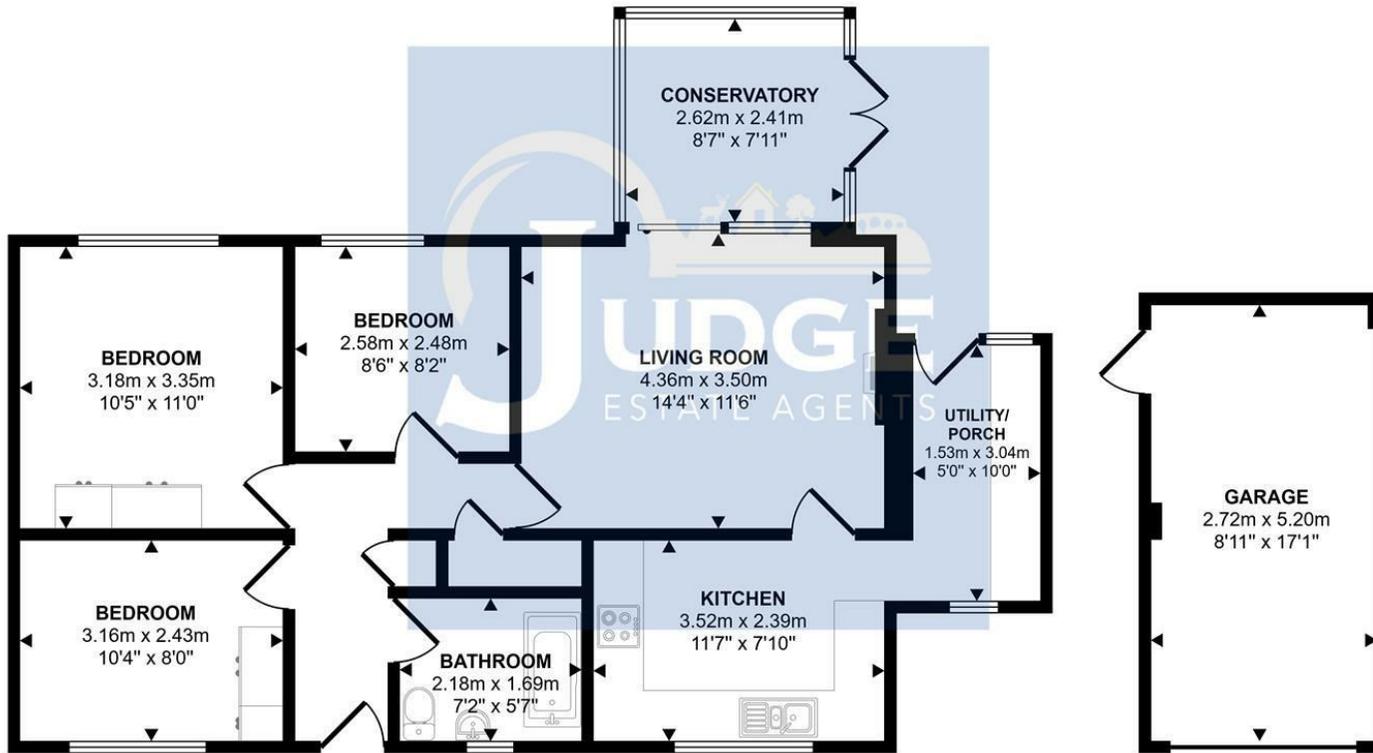
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.

Approx Gross Internal Area
89 sq m / 954 sq ft



Floorplan
Approx 75 sq m / 802 sq ft

Garage
Approx 14 sq m / 152 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.

Viewings strictly by
appointment via Judge
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Potential	Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 83 (Green band)
Environmental Impact (CO₂) Rating: 59 (Yellow band)

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

