



45 UPLAND DRIVE, MARKFIELD,
LEICESTERSHIRE, LE67 9WF

PRICE GUIDE £412,000

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£412,000 FREEHOLD



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

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

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

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

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'

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

BEDROOM

14'2 - 10'1 x 4'10 from fitted wardrobes

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

BEDROOM

10'1 x 5'11

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. Floor plans are produced for guidance only and are not to scale. 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

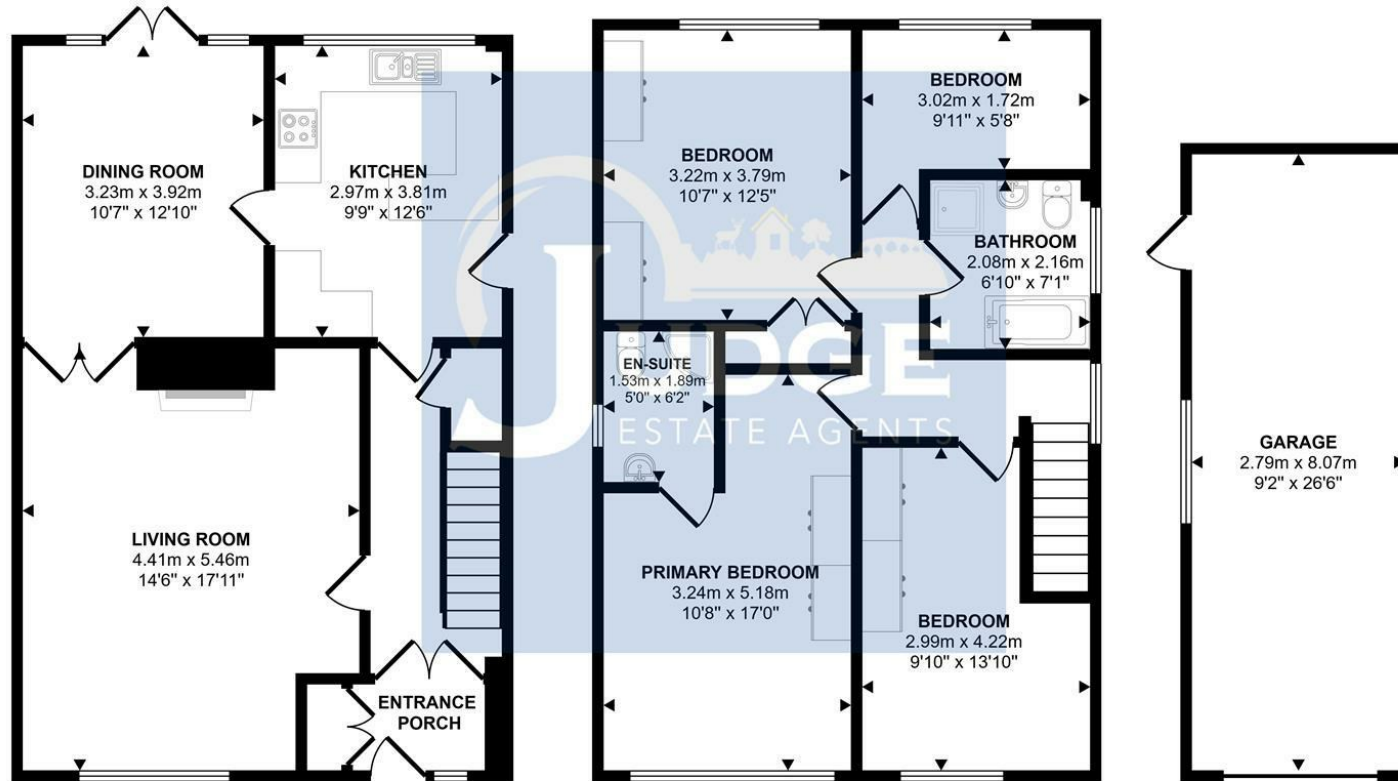


considered incorrect.

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
144 sq m / 1551 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		
	Current	Potential		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	

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

