



- INDIVIDUAL THREE BEDROOM DETACHED HOUSE
- VERSATILE ACCOMMODATION
- GARAGE/WORKSHOP
- ELEVATED POSITION

- PRIME VILLAGE LOCATION
- OFF ROAD PARKING
- COTTAGE GARDEN
- COUNCIL TAX BAND - E

Asking price £595,000

<https://www.judgeestateagents.co.uk>



A versatile and individually designed three bedroom detached home built c.1971 predominately of local granite stone with Swithland slate roof. Occupying an elevated position nestled within this highly regarded Charnwood village which lies immediately adjacent to the magnificent and renowned Bradgate Country Park and close to the Charnwood Forest. This lovely home has a great outlook to the front and internally benefits from an Entrance Hall with spiral staircase to the first floor, there are also doors leading to a lovely Living/Dining Room with beams and an Inglenook fire surround, Kitchen, Utility, Bathroom, Bedroom/Lounge, First Floor Landing, Two Bedrooms and a WC. Outside the property enjoys a garden from the front, rear and to the side that is well established and loved as well as Off Road Parking and a Garage/Workshop. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There is a spiral staircase leading up to the first floor, power point and doors that lead to:

LIVING/DINING ROOM

20'6 x 13' - 14'6 into bay (6.25m x 3.96m - 4.42m into bay) There are beams to the ceiling as well as various focal points, one being the Inglenook fire place with a log burner and the other a lovely elevated view from the window to the side aspect, power points, radiator, TV point and an archway that leads through to:

KITCHEN

11'10 x 11' (3.61m x 3.35m) Having base units with work surfaces, sink with a mixer tap and drainer, pantry cupboard, power points, radiator, windows to the side and rear aspects as well as a door that leads outside.

UTILITY

6'11 x 6'1 (2.11m x 1.85m) There is a frosted window to the rear aspect, plumbing for a washing machine, power points and a radiator.

BEDROOM/LOUNGE

14'4 x 10'11 (4.37m x 3.33m) Benefiting from a window to the front and side aspects, radiator, power points and a built in cupboard.

BATHROOM

11'4 x 5'11 (3.45m x 1.80m) Comprising a low level WC, wash hand basin, corner bath, radiator, complimentary tiling and a frosted window to the rear aspect.

FIRST FLOOR LANDING

There is a window to the front aspect, power point and doors that lead to:

BEDROOM

13' x 9'11 (3.96m x 3.02m) Benefiting from windows to the front and side aspects, radiator, power points and built in cupboards.





BEDROOM

8'11 x 7'11 (2.72m x 2.41m)

Having a window to the side aspect, radiator, power points, built in cupboard with access to the loft.

GARDENS

This lovely home enjoys the well thought out and maintained gardens that are home to a number of shrubs, plants and trees. There are also laid to lawn and bordered areas.

PARKING

There is a block paved driveway off Main Street and gravelled off road parking that leads to the Garage/Workshop. The driveway also provides access to the neighbouring property.

GARAGE/WORKSHOP

22'10 x 14'6 (6.96m x 4.42m)

Accessed externally from the garden and through double doors with a window and the facilities of both power and lighting.

NEWTOWN LINFORD VILLAGE

Newtown Linford is a highly regarded village set within the stunning Charnwood Forest best known for its association with Bradgate Park which is open to the public and provides extensive scenic walks to local landmarks including Old John, the hilltop folly and a riverside walk towards Cropston Reservoir with a lovely cafe situated along the main pathway. Local amenities include a primary school, shops, cafes, delis, gastro pubs and restaurants, church and cricket club. The village is convenient for access to Leicester, Loughborough and M1(J22). There are two thriving villages with further amenities within a short drive, these are Anstey and Markfield villages.

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,



