



- THREE BEDROOM DETACHED HOUSE
- CONSERVATORY
- GROUND FLOOR WC
- CLOSE TO THE LOCAL SHOPS & AMENITIES

- OFF ROAD PARKING & GARAGE
- LOW MAINTENANCE COTTAGE GARDEN
- ARRAY OF FEATURES
- COUNCIL TAX BAND - D

Asking price £336,000

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





Nestled within a highly regarded part of this sought after village, being close to local shops and amenities comes offered for sale this three bedroom detached cottage. A property that offers traditional features and in brief benefits from an Entrance Porch, Living Room through to Dining Room area, WC, Kitchen, Conservatory (Off of the Living Room area), First Floor Landing with Three Bedrooms and a Bathroom. To the rear there is a low maintenance cottage garden as well as an off road parking space that gives access to the Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

There is a door that leads to:

#### LIVING ROOM

11'11 x 10'5 (3.63m x 3.18m)

Benefiting from a window to the front aspect, radiator, power points, log burner with feature surround, door to the Conservatory and access through to:

#### DINING ROOM AREA

13'8 x 13'6 (4.17m x 4.11m)

Having windows to both the front and rear aspects, radiator, power points, feature fire surround and access through to the inner hall that has a window with seating, access to the kitchen and a door that leads to:

#### WC

Comprising a low level WC and a wash hand basin.

#### KITCHEN

14'4 x 9'8 (4.37m x 2.95m)

There are stairs leading up to the first floor landing, wall and base units and work surfaces, sink with mixer tap and drainer, power points, windows to the front and rear aspects and a door to the rear garden.

#### FIRST FLOOR LANDING

With windows to the rear aspect, fitted wardrobe, radiator and doors that lead to:

#### MAIN BEDROOM

16'3 x 10'7 (from fitted wardrobe) (4.95m x 3.23m (from fitted wardrobe))

Benefiting from windows to the front and rear aspects, radiator, power points and fitted wardrobes.

#### BEDROOM

13' x 10'8 (3.96m x 3.25m)

Having two windows to the front aspect, radiator and power points.

#### BEDROOM

11'1 x 8'10 (3.38m x 2.69m)

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







#### BATHROOM

Comprising a low level WC, wash hand basin, bath, complimentary tiling, window to the front aspect and a radiator with towel rail.

#### REAR GARDEN

A quaint, cottage garden that enjoys paved areas as well as established borders home to a number of shrubs, plants and trees.

#### PARKING

There is a parking space that leads to:

#### GARAGE

16'3 x 13'4 (4.95m x 4.06m)

Benefiting from an electric door and the window to the front aspect with the facilities of power and lighting.

#### 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

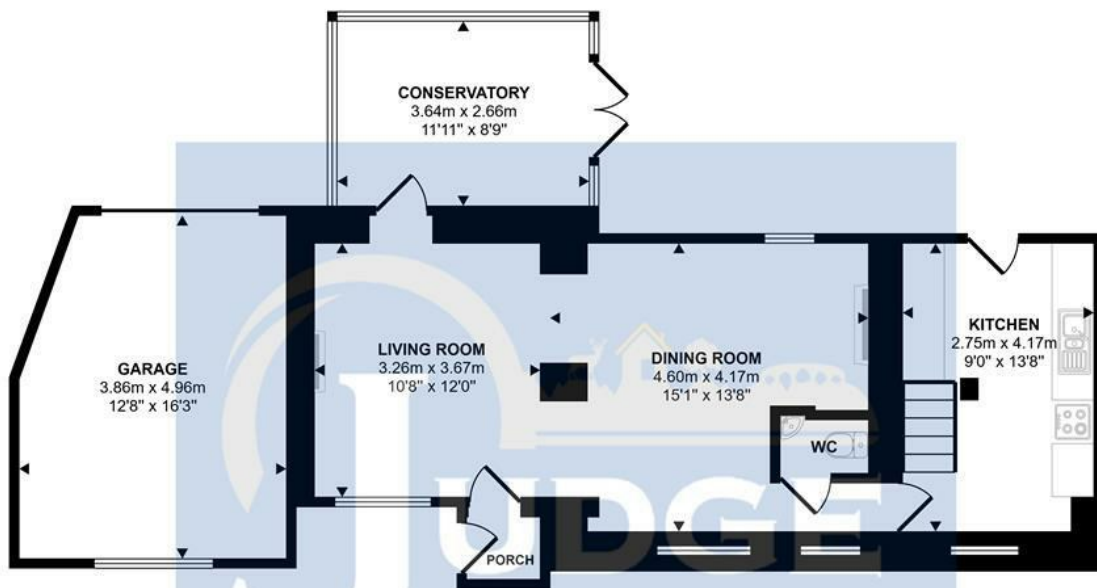
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be 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

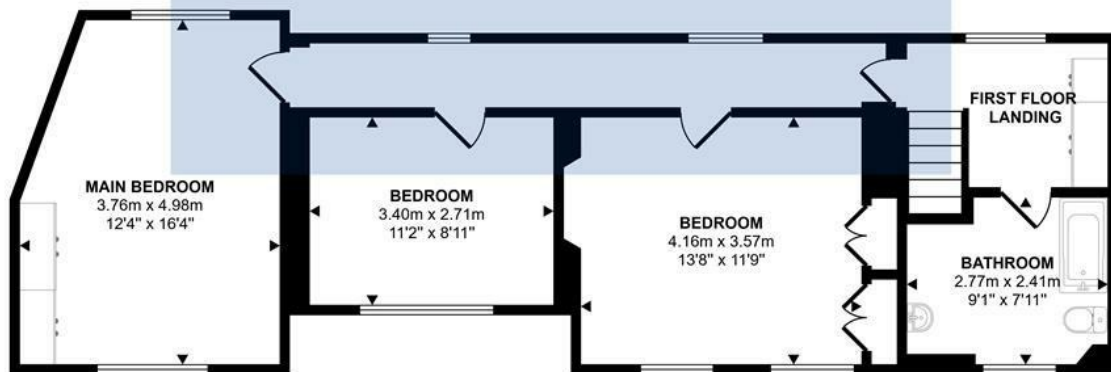




Approx Gross Internal Area  
151 sq m / 1626 sq ft



Ground Floor  
Approx 82 sq m / 879 sq ft



First Floor  
Approx 69 sq m / 747 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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