

- TWO BEDROOM DETACHED CHARACTER HOME
- OFF ROAD PARKING
- SHORT DISTANCE TO THE VILLAGE GREEN
- MUST BE VIEWED TO APPRECIATE

- SUN LOVING & EYE-CATCHING REAR GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM
- FULL OF CHARM AND CHARACTER
- COUNCIL TAX BAND - C

Price guide £326,000

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



Located within this highly regarded part of this popular and sought after village comes offered for sale this charming detached two bedroom house. A lovely home that internally appreciates a Living Room, Dining Room, Inner Hall, Bathroom, Kitchen, First Floor Landing, Two Bedrooms with an En-Suite to one of the Bedrooms. Outside there is a generously sized and eye-catching garden that enjoys all day sunshine as well as Off Road Parking which is accessed from the front of the property. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

LIVING ROOM

13'5" x 12'6" (4.09m x 3.81m)

Benefiting from a window to the front aspect, radiator, power points, multi fuel stove, wall mounted lighting and access through to:

DINING ROOM

9' x 9' (2.74m x 2.74m)

Having a window to the front aspect, radiator, power points and access through to:

INNER HALL

There are stairs leading up to the first floor landing and doors that lead to:

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.

KITCHEN

11' x 9'2" (3.35m x 2.79m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, range oven with extractor, velux windows, barn style door to the front aspect, under floor heating, power points and patio doors to the garden.

FIRST FLOOR LANDING

With a window to the rear aspect, radiator and doors that lead to:

BEDROOM

11' x 9'3" (3.35m x 2.82m)

There is a window to the front aspect, radiator, power points, airing cupboard and door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower and complimentary tiling.

BEDROOM

13'7" x 12'9" (4.14m x 3.89m)

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





GARDEN

A beautiful garden that enjoys a patio that leads to an extensive laid to lawn area with a variety of shrubs, plants and trees including a Damson tree. This lovely garden is not just generous in size but also makes a great area for socialising and for those who love the sunshine.

PARKING

There is off road parking to the front of this lovely property.

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.

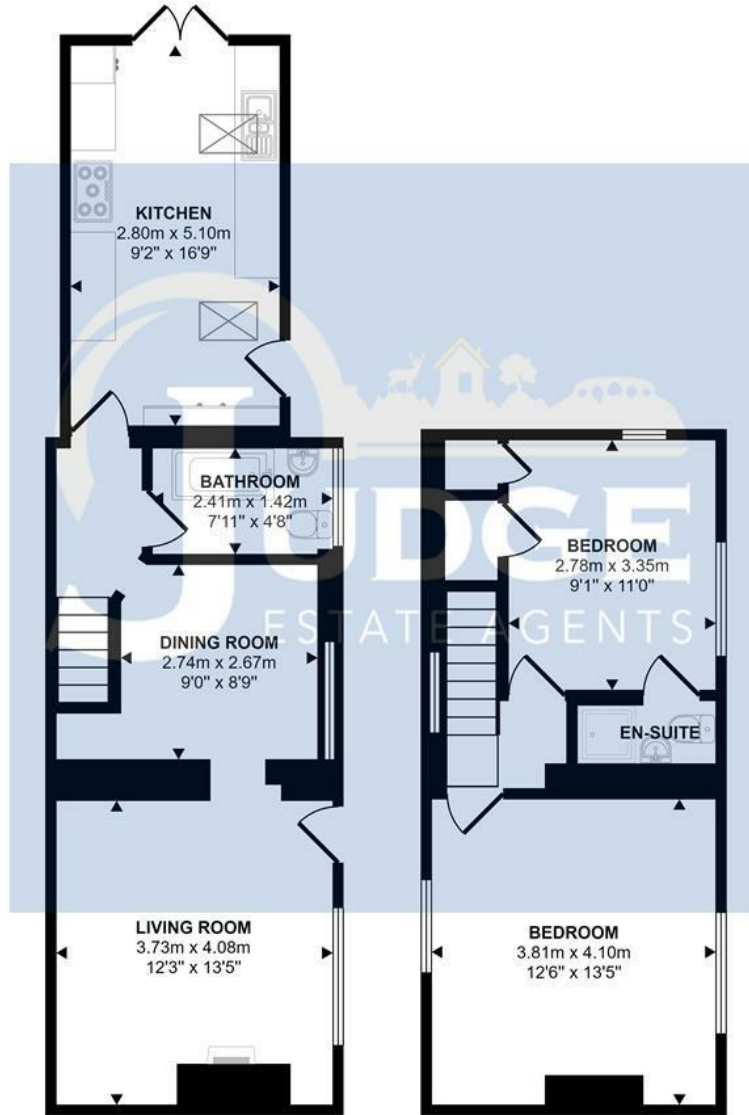
MONEY LAUNDERING

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



Approx Gross Internal Area
82 sq m / 884 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft

First Floor
Approx 34 sq m / 365 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		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

