



- THREE BEDROOM DETACHED HOUSE
- GOOD SIZED REAR GARDEN
- IDEAL FIRST TIME PURCHASE

- EDGE OF VILLAGE LOCATION
- WELL PRESENTED HOUSE
- COUNCIL TAX BAND - B

Asking price £230,000

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



This unique detached three bedroom house is situated upon the edge of this highly sought after village and in brief benefits from Living room, Dining room, Kitchen, WC, Utility Cupboard, First floor landing, Two bedrooms with Bathroom and on the second floor there is another Bedroom. There is a good sized and well established rear garden also. PLEASE VIEW OUR VIRTUAL VIEWING VIDEO FOR MORE DETAIL.

LIVING ROOM

12'10 x 10'6 (3.91m x 3.20m)

Benefiting from a bow fronted window, radiator, power points, TV point and door to:

DINING ROOM

15'2 x 12'10 (4.62m x 3.91m)

Having a window to the rear and side aspects, radiator, power points, stairs leading to the first floor landing and door to:

KITCHEN

13'10 x 6'6 (4.22m x 1.98m)

There are a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob and extractor, window to the side aspect, power points and door to the rear porch with access to:

UTILITY CUPBOARD

Benefiting from plumbing for washing machine and a window to the rear aspect.

WC

Comprising a low level WC, Wash hand basin and a window to the rear aspect.

FIRST FLOOR LANDING

With a radiator, power points, stairs to the second floor and doors to:

BEDROOM

11'9 x 11'4 - 8'3 (3.58m x 3.45m - 2.51m)

Benefiting from a window to the front aspect, radiator, power points and under stairs cupboard.

BEDROOM

11'6 x 8'6 (3.51m x 2.59m)

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with shower over, Complimentary tiling, Window to the rear aspect and Radiator.

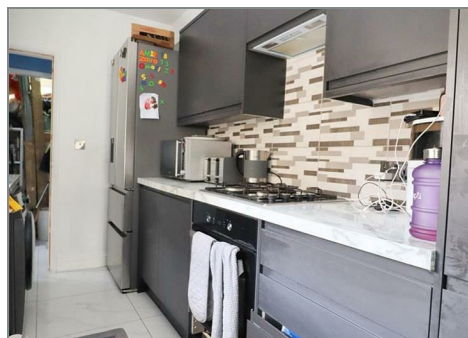
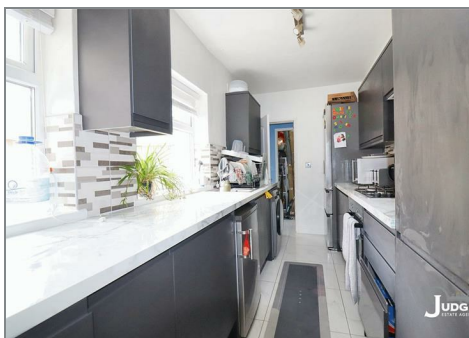
SECOND FLOOR

With a door to:

BEDROOM

12'6 - 5'9 x 11'6 - 8'8 (3.81m - 1.75m x 3.51m - 2.64m)

Benefiting from a window to the side aspect and power points.





REAR GARDEN

Having a patio area that then leads onto a mainly laid to lawn area.

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.



