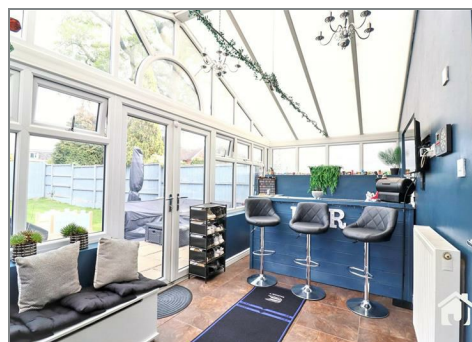




- THREE BEDROOM SEMI-DETACHED HOUSE
- CONSERVATORY
- VERY WELL PRESENTED
- IDEAL FAMILY HOME

- OFF ROAD PARKING & GARAGE
- WELL ESTABLISHED REAR GARDEN
- CUL-DE-SAC POSITION
- COUNCIL TAX BAND - C

Offers over £275,000



Judge Estate Agents are happy to offer to the market this well presented, three bedroom semi-detached house that resides within a cul-de-sac position. As you enter there is an Entrance Porch with a door that leads to an open Living/Dining Room area as well as an archway that gives access to the Kitchen with Conservatory doors leading into the Conservatory which also has a bar area at the same time enjoying the Rear Garden. From the first floor there are three Bedrooms as well as a Bathroom. There is a well maintained Rear Garden and from the front, Off Road Parking that leads to a Garage. A viewing comes highly advised to fully appreciate.

ENTRANCE HALL

There is a radiator, fitted cupboard and a door that leads to:

LIVING/DINING ROOM

21' x 11' - 8' (6.40m x 3.35m - 2.44m)

Benefiting from a window to the front aspect, radiator, power points, door leading to the stairway that leads to the first floor landing, conservatory doors to the conservatory and an archway that leads to:

KITCHEN

10' x 10' (3.05m x 3.05m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, window to the rear aspect and power points.

CONSERVATORY

18' x 8' (5.49m x 2.44m)

Benefiting from windows to the rear and side aspects, power points, a Bar for entertaining and patio doors to the rear garden.

FIRST FLOOR LANDING

There are doors that lead to:

BEDROOM

11'11 x 10' (3.63m x 3.05m)

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

BEDROOM

10'11 x 10'7 (3.33m x 3.23m)

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

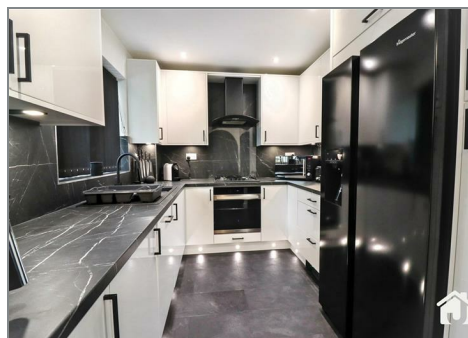
BEDROOM

8'11 x 7' (2.72m x 2.13m)

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

BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, heated towel rail, airing cupboard, loft access and a window to the rear aspect.





REAR GARDEN

A lovely garden space made up of a patio that leads to a mainly laid to lawn area.

PARKING

From the front there is off road parking that leads to:

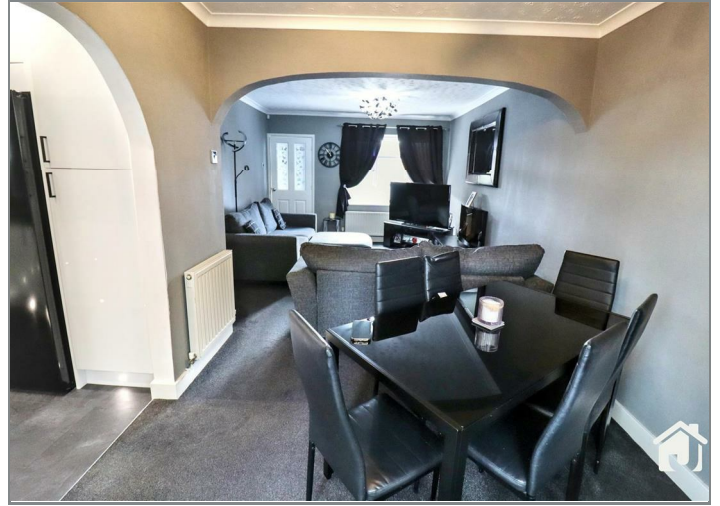
GARAGE

18'7 x 8'2 (5.66m x 2.49m)

Benefiting from an up and over door.

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.

ANTI MONEY LAUNDERING

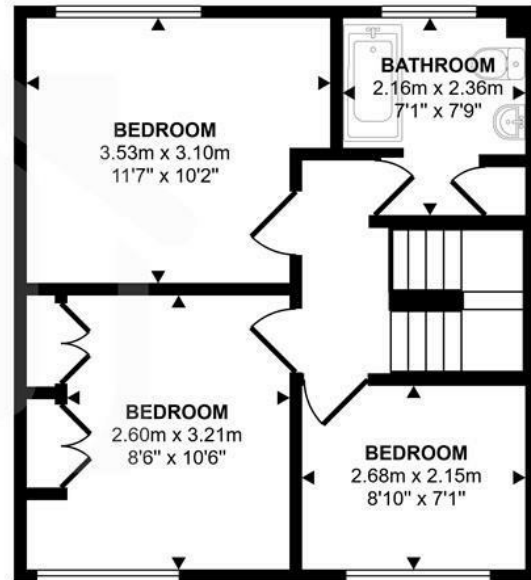
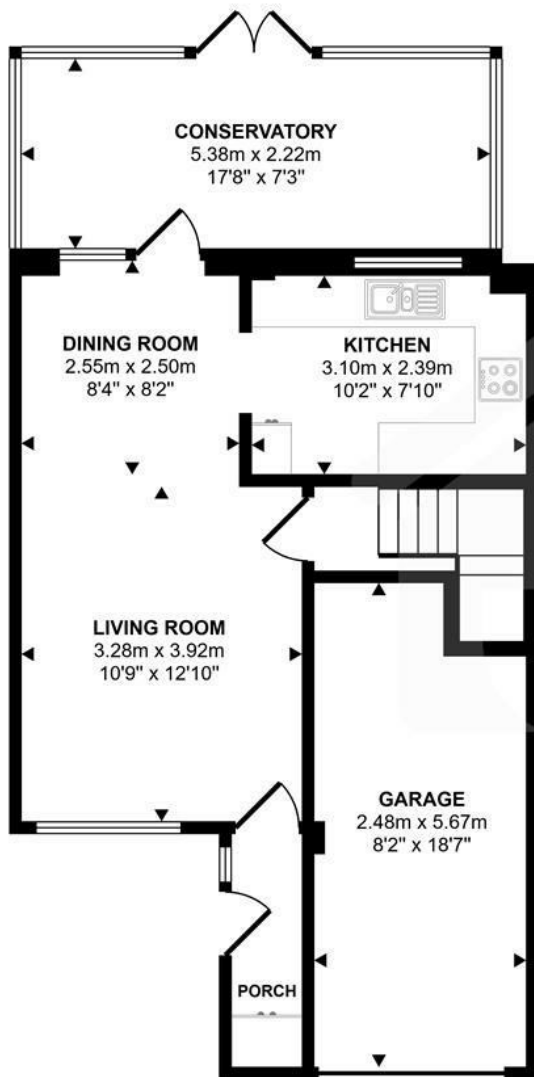
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.



Approx Gross Internal Area
99 sq m / 1065 sq ft



First Floor
Approx 38 sq m / 411 sq ft

Ground Floor
Approx 61 sq m / 655 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	

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	

