

ROY GREEN
CHARTERED SURVEYORS

LETTING & ESTATE AGENTS

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SALES • LETTINGS • LAND • AUCTIONS • SURVEYS



**35 London Road, Markfield
Leicestershire LE67 9UR**

Asking price £239,950

Located in this sought after and highly regarded North Leicestershire village comes offered for sale this detached two/three bedroom bungalow with ample off road parking. In brief this lovely bungalow benefits from Entrance Porch, Living Room, Kitchen, Inner Hallway, Shower Room, Two Double Bedrooms and a Third Bedroom/Sitting Room with Conservatory to the rear. There is a very well presented rear garden and generous driveway for extra vehicle standing as well as a detached Garage. PLEASE SEE OUR VIRTUAL VIEWING FOR MORE INSIGHT.



ENTRANCE PORCH

There is a door to:

LIVING ROOM

19' - 16' x 16'5 (5.79m - 4.88m x 5.00m)

Benefiting from a bow fronted window, radiator, power points, TV point, Fire with feature surround and a window to the side aspect. There are doors to:

KITCHEN

13'9 x 9'3 (4.19m x 2.82m)

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, splash back tiling, radiator, power points, door to the side aspect, tiled flooring and a window to the front aspect.

INNER HALLWAY

There is loft access where the boiler is kept and doors to:

MASTER BEDROOM

12'1 x 10'3 (3.68m x 3.12m)

Benefiting from a window to the side and rear aspects, radiator and power points.

SECOND BEDROOM

12'1 x 7'5 from fitted wardrobes (3.68m x 2.26m from fitted wardrobes)

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

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower Complimentary tiling, Window to the side aspect and a Radiator.

THIRD BEDROOM/SITTING ROOM

9'1 x 8'5 (2.77m x 2.57m)

Benefiting from a radiator, power points and double doors to:

CONSERVATORY

11'2 x 10'9 (3.40m x 3.28m)

Benefiting from windows to the side and rear aspects, power points and double doors to the rear garden.

REAR GARDEN

An eye-catching garden with a patio that then leads onto a mainly laid to lawn garden with borders home to a variety of shrubs, plants and trees.

PARKING

To the rear of the property there is ample off road parking and access to:

GARAGE

Having an up and over door with power and lighting facilities.

MARKFIELD

The property is situated in a highly convenient location with easy access to the M1, M69 and M42 which makes it an ideal location for commuters. Markfield has a range of amenities including popular primary and high schools, a regular local bus services and the area also benefits from being surrounded by open countryside with Charnwood Forest and Thornton Reservoir providing beautiful, scenic walking routes.

DIRECTIONS

From the Fieldhead roundabout on the A50 take the exit into Launde Road, 3rd right into London Road and the property is located on the right hand side. FOR SAT NAV Please input LE67 9UR.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rate	Band	Rate	Band
Very energy efficient - near-zero bills	A	Very environmentally friendly - near CO ₂ emissions	A
Energy efficient	B	Environmentally friendly	B
Decent energy efficiency	C	Decent environmental performance	C
Below average energy efficiency	D	Below average environmental performance	D
Below average energy efficiency	E	Below average environmental performance	E
Below average energy efficiency	F	Below average environmental performance	F
Below average energy efficiency	G	Below average environmental performance	G
Very poor energy efficiency - high energy bills	H	Very poor environmental performance - high CO ₂ emissions	H
Very poor energy efficiency - high energy bills	I	Very poor environmental performance - high CO ₂ emissions	I

