



- IDEAL FIRST TIME PURCHASE
- CONSERVATORY
- VILLAGE LOCATION

- ALLOCATED GARAGE IN A BLOCK
- BEAUTIFUL REAR GARDEN
- COUNCIL TAX BAND - B

Offers over £189,950



Ideally located within this highly regarded village location and making an ideal first time purchase with this two bedroom end town house. A very well maintained property offering ample living space that benefits from an Entrance Hall, Living Room, Conservatory, Kitchen, First Floor landing, Two Bedrooms and Bathroom. The property benefits from an eye-catching well maintained garden as well as a Garage within a block. PLEASE WATCH OUR VIRTUAL VIEWING VIDEO FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading to the first floor landing, radiator, power points, under stairs cupboard and doors to:

LIVING ROOM

14' x 10'8" (4.27m x 3.25m)

Benefiting from power points, TV point, radiator, electric fire with feature fire surround and conservatory doors to:

CONSERVATORY

9'5 x 9'2 (2.87m x 2.79m)

With windows to the rear and side aspects, power points and patio doors to the rear garden.

KITCHEN

12'4 x 8'1 (3.76m x 2.46m)

Having a range off wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor fan, radiator, power points, window to the front aspect and a door to the side aspect leading outside.

FIRST FLOOR LANDING

With doors to:

MAIN BEDROOM

14' x 11'1 - 8' (4.27m x 3.38m - 2.44m)

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

SECOND BEDROOM

12'4 x 7'3 (3.76m x 2.21m)

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Window to the front aspect, Airing cupboard, loft access and a Radiator.

REAR GARDEN

An eye-catching garden that has a paved patio with a





mainly laid to lawn area, borders home to a variety of shrubs and plants as well as a summerhouse and sheds.

GARAGE

With 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.

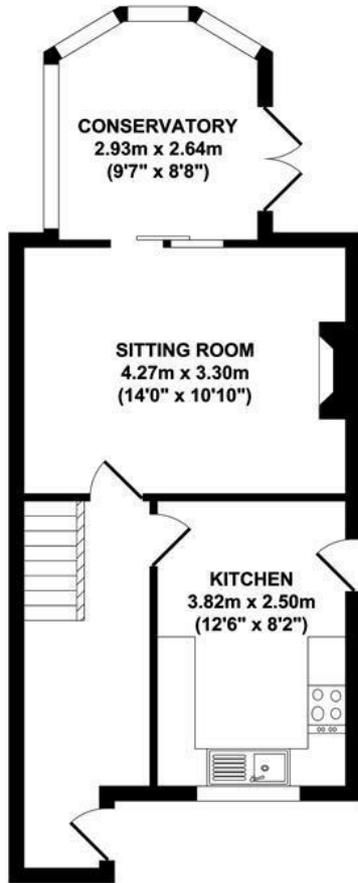
MEASUREMENTS

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.

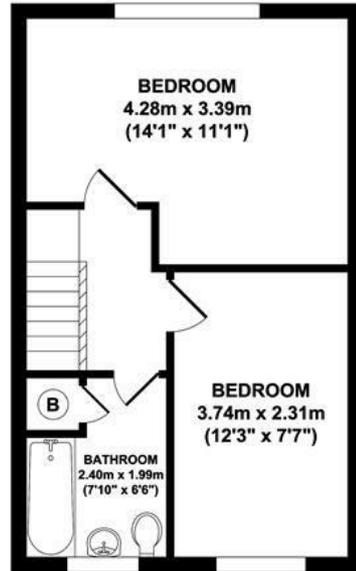


25 Bracken Walk

KEY :
B = BOILER



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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		70	85
	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		

