



319 Markfield Lane, Markfield, Leicestershire, LE679PR

MOORE  
& YORK



### Property at a glance:

- Established Character Detached Bungalow
- Good Sized Plot With Excellent Scope For Development(STP)
- Triple Detached Garage With Outline Planning For Single Dwelling
- Lounge, Conservatory & Dining Room
- En-Suite, Wet Room & Cloakroom
- Kitchen/Breakfast Room
- Spacious Loft Space

Guide Price £550,000 Freehold



**DEVELOPMENT OPPORTUNITY** Established spacious detached character bungalow standing on a large plot with excellent scope for further development(STP) with a further detached triple garage to rear with outline planning for conversion to a single residential dwelling(ref: 23/0095/OUT) with its own separate access from Leicester Road. The bungalow retains many original features and the spacious centrally heated and double glazed accommodation of approximately 2200 sq ft briefly comprises entrance porch, reception hall, inner hallway with access to spacious loft offering potential further development(STP) lounge, dining room, kitchen/breakfast room, conservatory, sun room, utility room, master bedroom with en-suite, two further bedrooms and family wet room with double garage. The property stands on a large frontage with gardens to side and rear and offers easy access to local facilities, the M1 junction offering excellent transport links, and the beautiful countryside of Bradgate Park and Swithland Reservoir.

#### DETAILED ACCOMMODATION

Arched original hardwood door leading to;

#### ENTRANCE PORCH

Hardwood and glazed door leading to;

#### RECEPTION ROOM

Providing access to inner hallway with walk in cloaks cupboard, radiator, natural ceiling light and access to loft space

#### LOUNGE

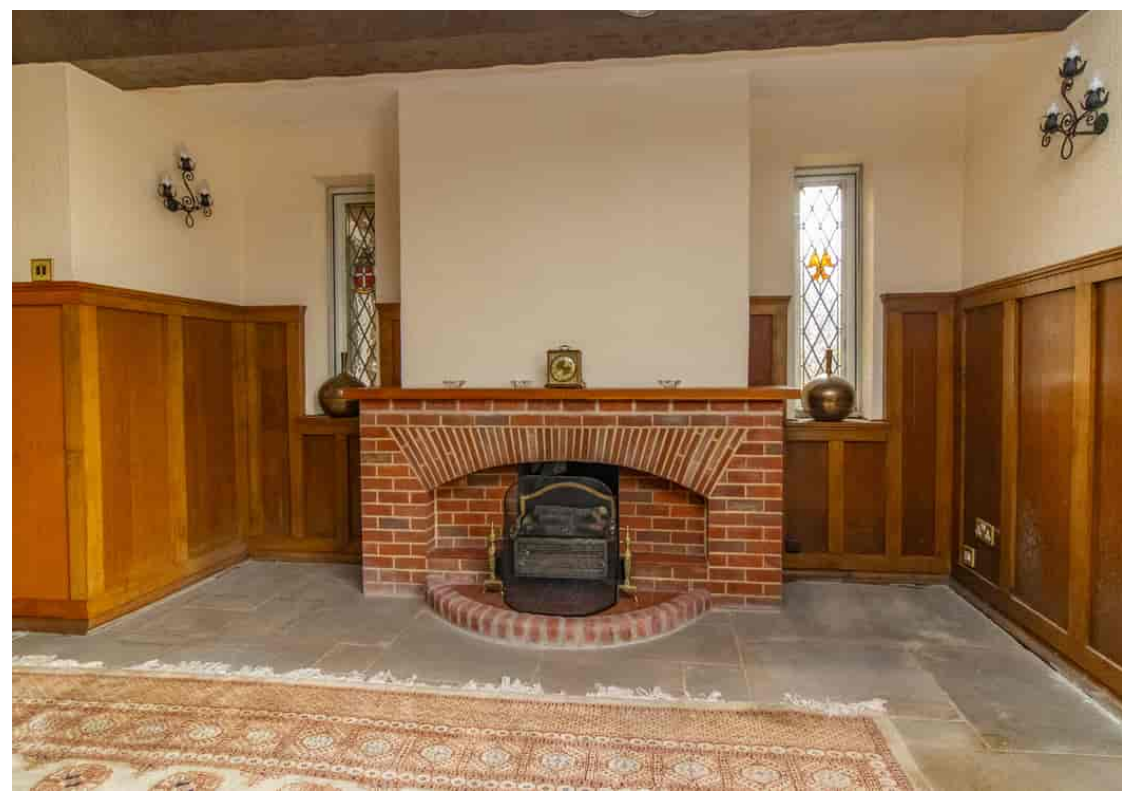
18' 0" x 17' 10" (5.49m x 5.44m) Original red brick fire surround with quarry tiled mantle, hearth and display shelves, triple glazed UPVC sealed double glazed window, radiators, TV point, sliding patio door to conservatory, double doors leading to;

#### DINING ROOM

17' 8" x 16' 8" (5.38m x 5.08m) Exposed beams, feature red brick fire surround with hardwood mantle and Quarry tiled hearth with original leaded light side windows, original wood wall panelling, radiator, double radiator, UPVC triple glazed window

#### CONSERVATORY

13' 6" x 13' 1" (4.11m x 3.99m) UPVC sealed double glazed windows overlooking gardens with French doors.





## KITCHEN/BREAKFAST ROOM

14' 0" x 9' 10" (4.27m x 3.00m) Comprising double bowl single drainer sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over, tall larder cupboard, pull out cupboard, tiled splash backs, duel aspect triple glazed window.

## UTILITY ROOM

6' 11" x 4' 8" (2.11m x 1.42m) Plumbing for washing machine, Quarry tiled flooring, UPVC sealed double glazed window.

## CLOAKROOM/WC

Low level WC and wash hand basin

## SUN ROOM

22' 10" x 5' 10" (6.96m x 1.78m) Duel aspect sealed double glazed windows, sliding patio doors to rear gardens, private door to garage, walk in boiler room housing central heating boiler.

## BEDROOM 1

18' 0" x 13' 0" (5.49m x 3.96m) Double radiator, duel aspect UPVC triple glazed window, radiator, fitted wardrobes.

## EN-SUITE SHOWER ROOM

10' 3" x 4' 0" (3.12m x 1.22m) Four piece suite comprising tiled shower/mini bath, pedestal wash hand basin, bidet and low level WC, tiled throughout, radiator, secondary glazed leaded light picture window.

## BEDROOM 2

18' 5" x 9' 5" (5.61m x 2.87m) Double radiator, UPVC sealed double glazed bay window to front aspect, secondary glazed windows to rear aspect.

## BEDROOM 3

17' 4" x 9' 11" (5.28m x 3.02m) Radiator, fitted wardrobes, UPVC sealed triple glazed bay window to front aspect.

## WET ROOM

9' 10" x 7' 10" (3.00m x 2.39m) Large shower area, circular vanity sink unit and low level WC, heated towel rail, easy wipe splash back, UPVC triple glazed window.

## OUTSIDE

The property stands on a large corner plot comprising large frontage with evergreen screening providing ample block paved parking for numerous cars leading to double garage(18'7 x 17'5) with electrically operated up and over door, power and light, further pebbled area with inset evergreen. Large raised patio seating area to rear with ornamental gated access to side, steps leading down to lawns with evergreen and tree borders with access to further patio area  
Accessed off Leicester Road via double gates there is a triple detached garage with outline planning consent to convert into a single residential dwelling

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.









## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double glazed.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## COUNCIL TAX BAND

Hinckley & Bosworth F

## EPC RATING

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## TENURE

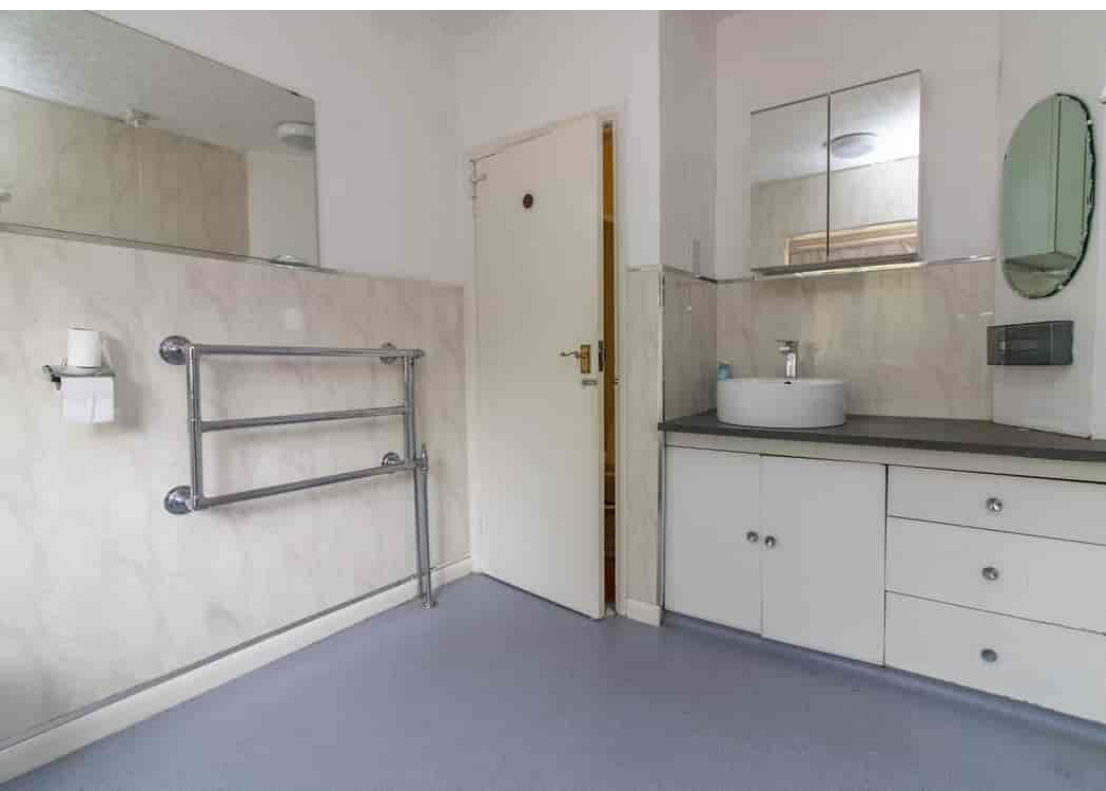
Freehold.

## FLOOR PLANS

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. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.











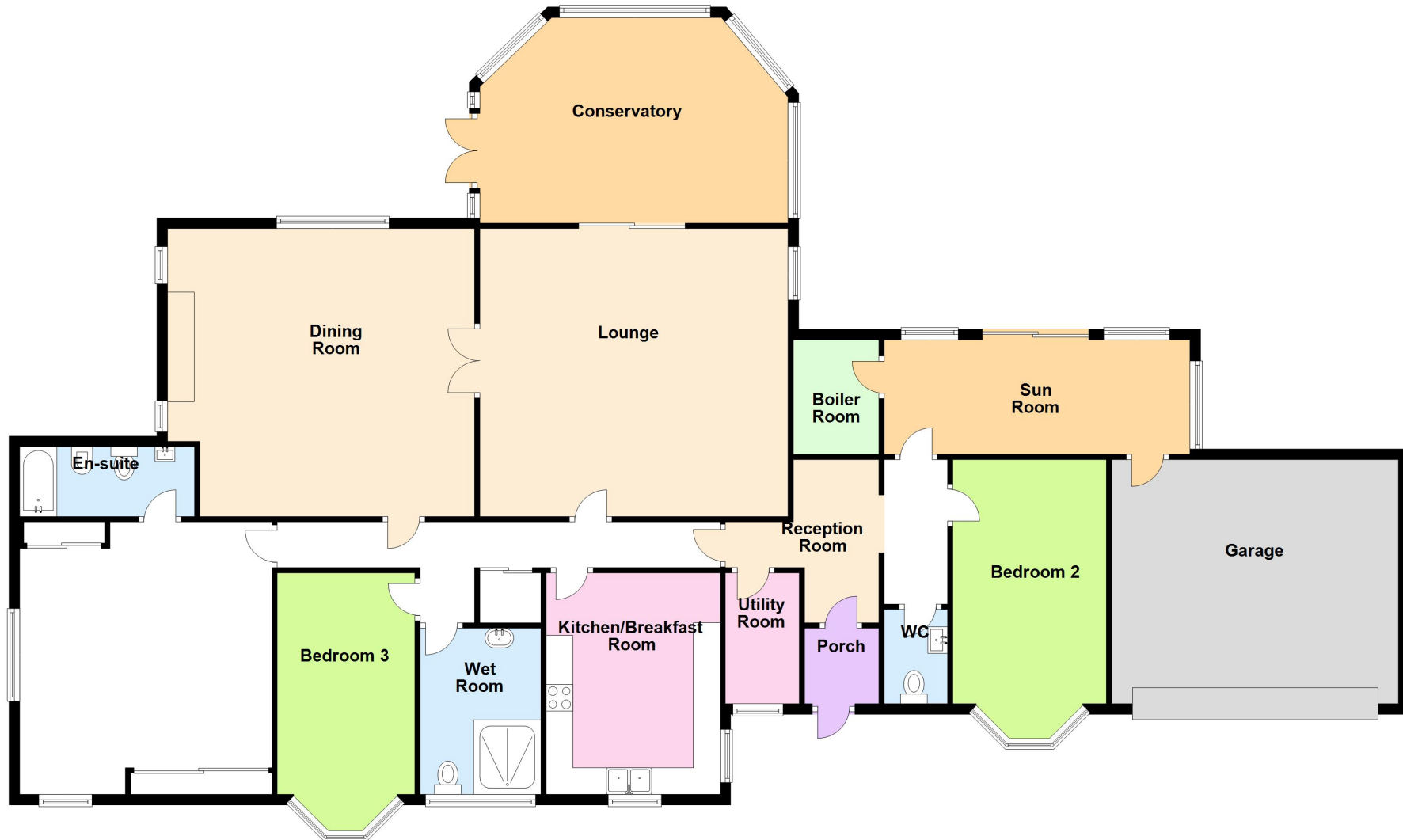


### **IMPORTANT INFORMATION**

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose

### Ground Floor

Approx. 231.1 sq. metres (2488.0 sq. feet)



Total area: approx. 231.1 sq. metres (2488.0 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

