



23 Janes Way, Markfield, Leicestershire, LE679SW

MOORE
& YORK



Property at a glance:

- Well Appointed & Presented Home
- Newly Fitted Carpets & Flooring
- Newly Fitted Kitchen, Bathroom & En-Suite
- Ideal Family Home
- No Upward Chain
- Popular Location
- Viewing Essential

Asking Price £385,000 Freehold



Beautifully presented four bedroom detached family home situated in the heart of this popular residential development located in popular village of Markfield which offers easy access to the extensive facilities of Loughborough Town Centre and Leicester City Centre and the M1 junction offering excellent transport links. This lovely family home has undergone a scheme of improvements to include total re-decoration and flooring throughout, newly fitted kitchen, with integrated appliances, utility room, bathroom and en-suite. The well planned centrally heated and double glazed accommodation briefly comprises entrance hall with cloakroom/WC, open plan lounge/dining room, kitchen and utility room and to the first floor bedroom with en-suite, three further bedrooms and family bathroom and stands with gardens to front and rear with parking and storage garage to front. We highly recommend a internal viewing on this fantastic home to appreciate the calibre of accommodation provided.

DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

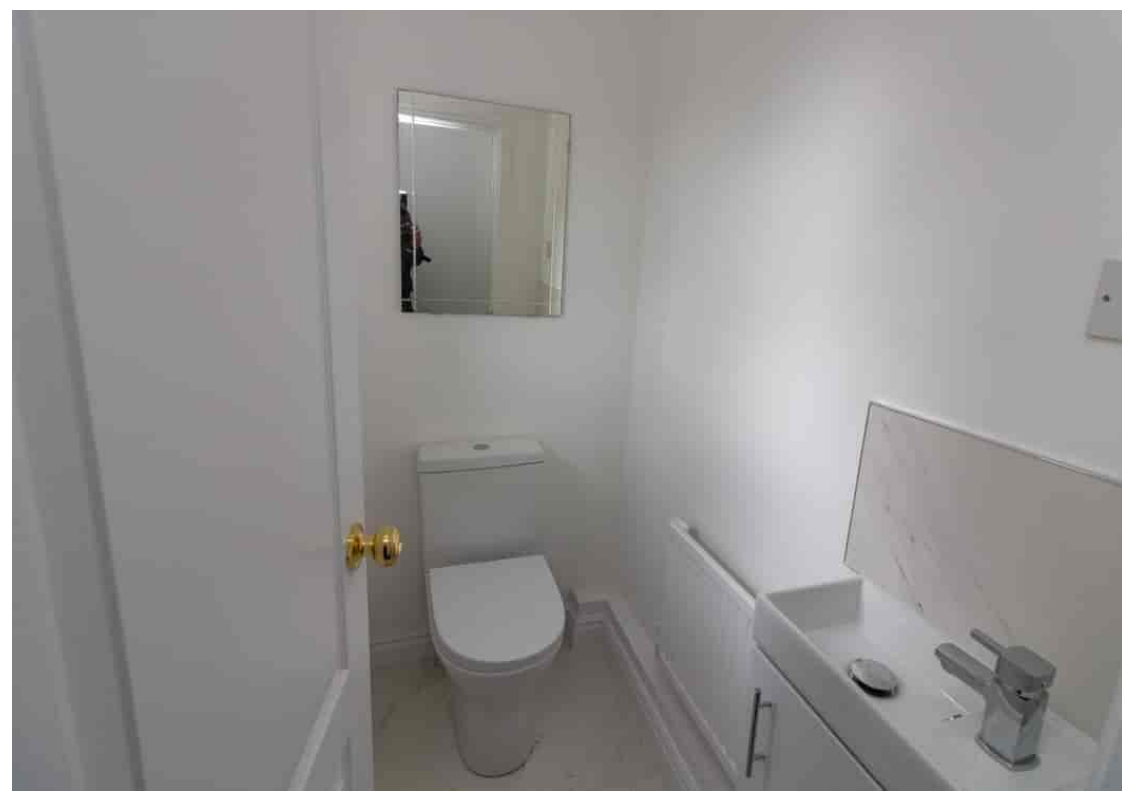
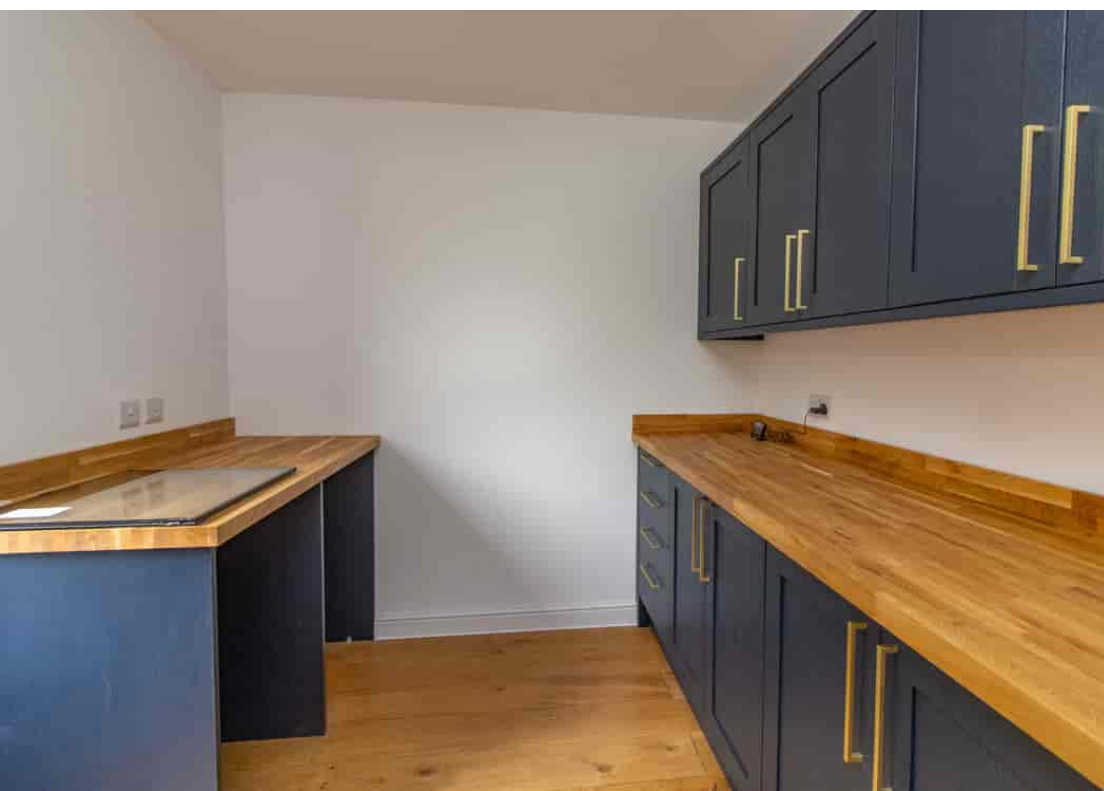
CLOAKROOM

Newly fitted comprising low level WC and vanity sink, tiled splash back, sealed double glazed window.



L-SHAPED LOUNGE/DINING ROOM

23' 9" x 15' 0" (7.24m x 4.57m) Sealed double glazed bow window to front aspect, coal effect fire in display surround, double radiator, sealed double glazed sliding patio door to rear garden, TV point.





KITCHEN

16' 9" x 9' 2" (5.11m x 2.79m) Newly fitted in extensive range of soft close units comprising inset sink unit with cupboard under, matching range of base units with marble quartz work surfaces over with matching up turn, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic induction hob with extractor fan over set in matching hood, vertical radiator, integrated dishwasher, sealed double glazed windows, door to rear garden.

UTILITY ROOM

9' 8" x 7' 10" (2.95m x 2.39m) 9' 8" x 7' 10" (2.95m x 2.39m) matching range of soft close units comprising base units with butcher block work surfaces over with matching up turn, drawers and cupboards under, complimentary wall mounted eye level cupboards, concealed central heating boiler, utility space, door to side aspect.

FIRST FLOOR LANDING

Access to loft space, airing cupboard.

BEDROOM 1

12' 6" x 10' 6" (3.81m x 3.20m) Radiator, sealed double glazed window, fitted wardrobes.

EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, half tiled walls, V shaped sealed double glazed window.

BEDROOM 2

10' 6" x 9' 2" (3.20m x 2.79m) Radiator, sealed double glazed window.

BEDROOM 3

10' 6" x 8' 2" (3.20m x 2.49m) 10' 6" x 8' 2" (3.20m x 2.49m) Radiator, sealed double glazed window.

BEDROOM 4

9' 10" x 8' 2" (3.00m x 2.49m) Radiator, sealed double glazed window.

FAMILY BATHROOM

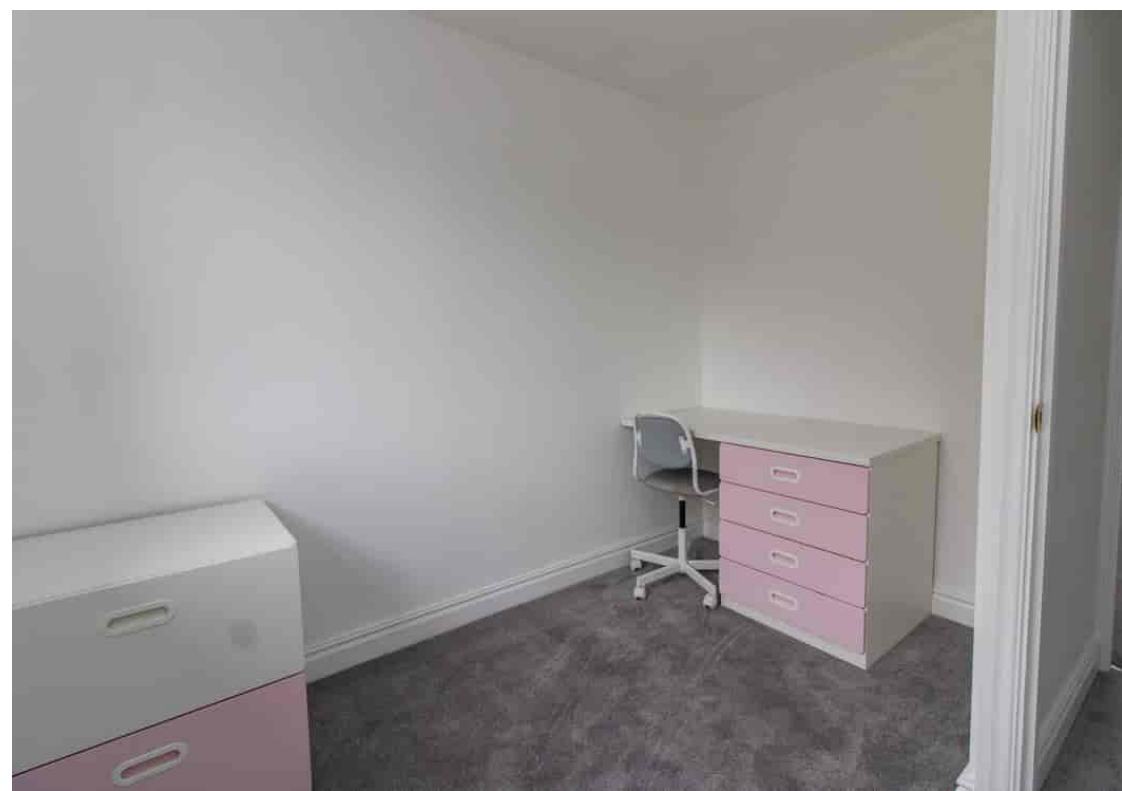
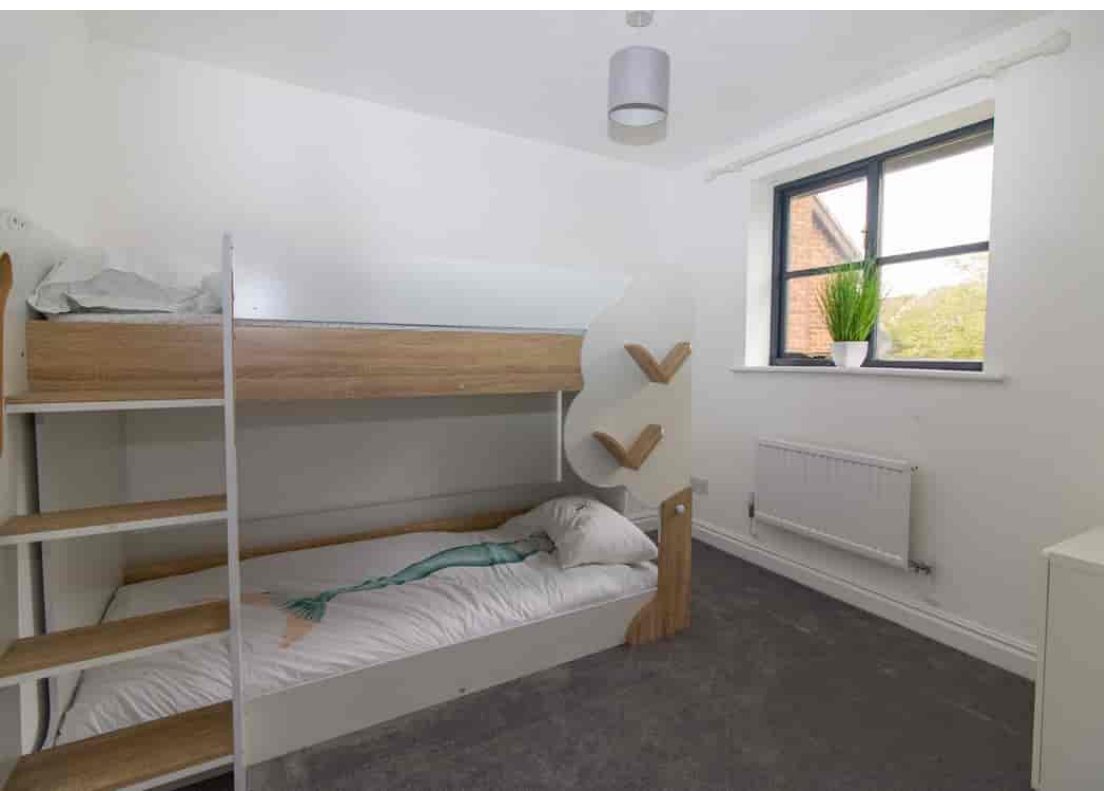
Three piece suite comprising panelled bath with natural rain water shower over, pedestal wash hand basin and low level WC, heated towel rail, large tiled splash backs

OUTSIDE

Patio' lawns and corner decking to rear with evergreen borders with gated access to side, open plan garden area to front with driveway providing parking leading to garage now partitioned to provide storage only.









SERVICES

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

VIEWING

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



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.

TENURE

Freehold

COUNCIL TAX BAND

Hinckley & Bosworth E

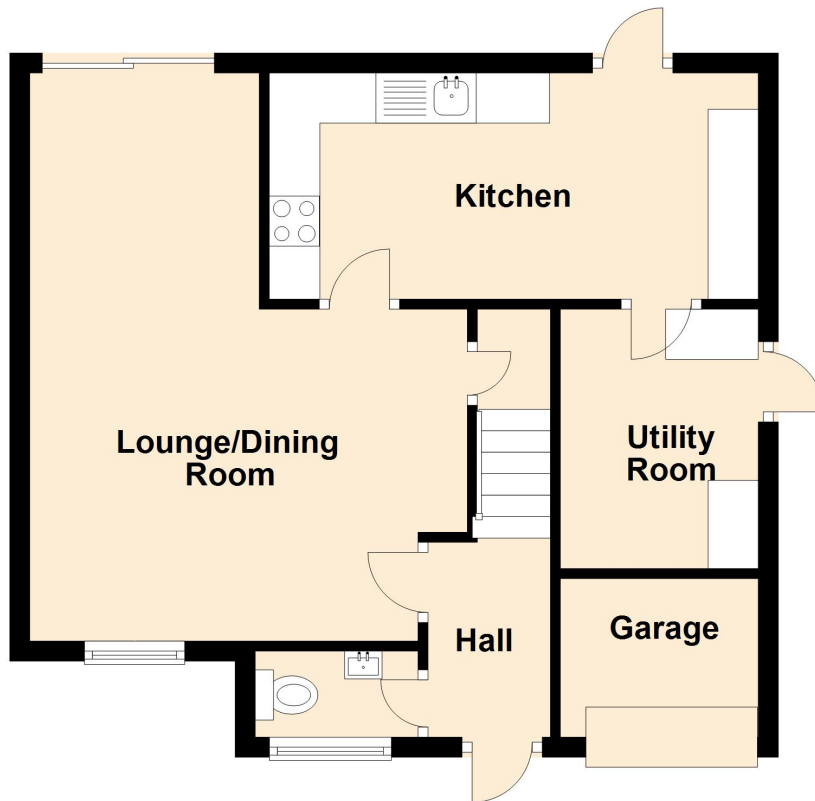


FLOOR PLANS

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.

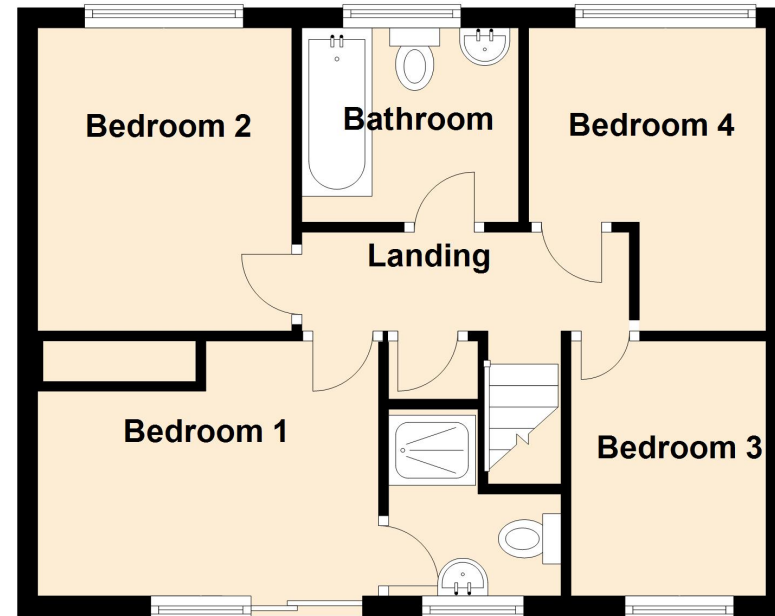
Ground Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 87.1 sq. metres (937.9 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

