



213 Markfield Lane, Newtown Linford, Leicestershire, LE679PQ

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& YORK





### Property at a glance:

- Individually Designed Extended Family Home
- Four Bedrooms
- Two En-Suites & Family Bathroom
- Good Sized Gardens to Front and Rear
- Ample Parking & Garage
- Gas Central Heating & D\G
- Open Countryside Views to Front and Rear
- Feature Open Plan Living Area with Open Views

Guide Price £650,000 Freehold



Individually designed cleverly extended detached family home situated in this highly sought location bordering Newtown Linford and Markfield with stunning open views to both front and rear. This lovely home stands proudly set back from the road with good sized gardens to both front, incorporating long drive, ample parking and garage, and to rear with stunning views. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, open plan living area incorporating sitting area, well fitted kitchen with integrated appliances and dining area overlooking gardens, inner hallway with secondary stairwell off, WC, lounge with feature solid fuel burner, utility/breakfast room and outer hallway with further stairwell off and bedroom with en-suite. The primary stairwell leads to two bedrooms, bathroom and study area with further stairwell leading to bedroom with en-suite. Rarely do properties of this style, size and location become available and an internal viewing is imperative.

#### DETAILED ACCOMMODATION

Composite sealed double glazed door leading to

#### ENTRANCE HALL

Quarry tiled flooring, composite sealed double glazed door leading to;

#### OPEN PLAN LIVING AREA

#### SITTING AREA

14' 5" x 11' 11" (4.39m x 3.63m) TV point, Quarry tiled flooring, radiator, UPVC sealed double glazed window to front and side aspect, open plan aspect to

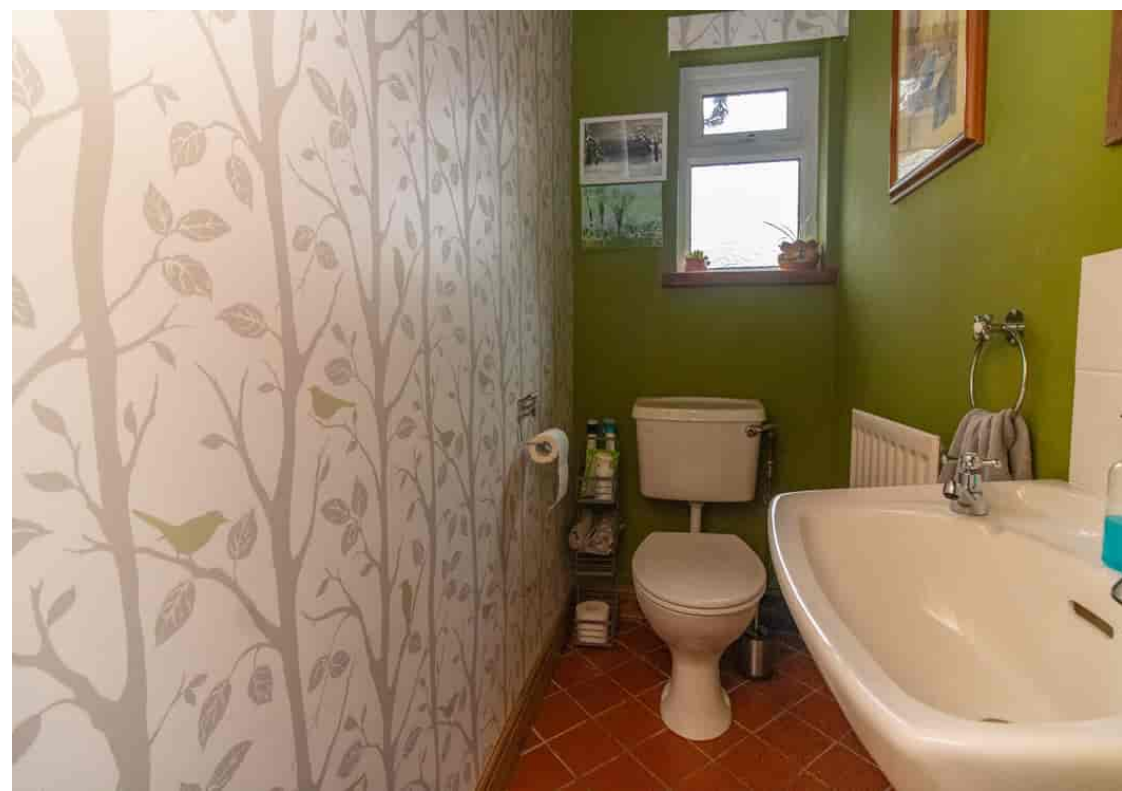
#### KITCHEN AREA

15' 0" x 10' 8" (4.57m x 3.25m) Fitted in a range of soft close cottage style units comprising one and a half bowl sink unit with cupboards under, matching range of base units with butcher block style work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in Neff twin oven and four piece induction ceramic hob with extractor fan over set in stainless steel hood, integrated dishwasher and fridge/ freezer, breakfast bar, UPVC sealed double glazed window, easy wipe splash back, wood effect Amtico flooring open plan aspect to

#### DINING AREA

11' 4" x 8' 9" (3.45m x 2.67m) UPVC windows overlooking gardens and stunning open countryside views, stone tiled flooring, radiator, UPVC sealed double glazed French door to rear raised decking.











### INNER HALLWAY

Stairs leading to first floor accommodation, radiator, Quarry tiled floor

### CLOAKROOM/WC

Low level WC and pedestal wash hand basin, radiator, UPVC sealed double glazed window

### LOUNGE

18' 4" x 11' 11" (5.59m x 3.63m) Feature solid fuel burner set in chimney breast recess with raised tiled hearth and display hardwood surround, radiator, UPVC sealed double glazed window to front aspect, UPVC sealed double glazed bay window to side aspect, wood panelled flooring.

### UTILITY/BREAKFAST ROOM

14' 6" x 10' 0" (4.42m x 3.05m) Belfast sink with mixer tap over, butcher block work surface with cupboards under, matching wall mounted eye level cupboards, plumbing for washing machine, easy wipe splash back, UPVC sealed double glazed window, UPVC door leading to the rear garden, cupboard housing new Worcester central heating boiler

### OUTER HALLWAY

Quarry tiled flooring, further stairs leading to first floor accommodation, private door to garage,

### BEDROOM 4

14' 7" x 10' 8" (4.45m x 3.25m) Tiled floor, UPVC sealed double glazed window and door to rear aspect, radiator

### EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout, tiled floor

### PRIMARY FIRST FLOOR LANDING

Ideal for study area, Velux window

### BEDROOM 1

14' 8" x 14' 5" (4.47m x 4.39m) Fitted wardrobes, radiator, UPVC sealed double glazed window

### FAMILY BATHROOM

7' 11" x 7' 7" (2.41m x 2.31m) Four piece suite comprising corner easy wipe shower unit, pedestal wash hand basin, panelled bath and low level WC, radiator, tiled splash backs, UPVC sealed double glazed window.

### BEDROOM THREE

10' 10" x 10' 0" (3.30m x 3.05m) UPVC sealed double glazed window, radiator, built in cupboard, access to loft space.

### SECONDARY LANDING

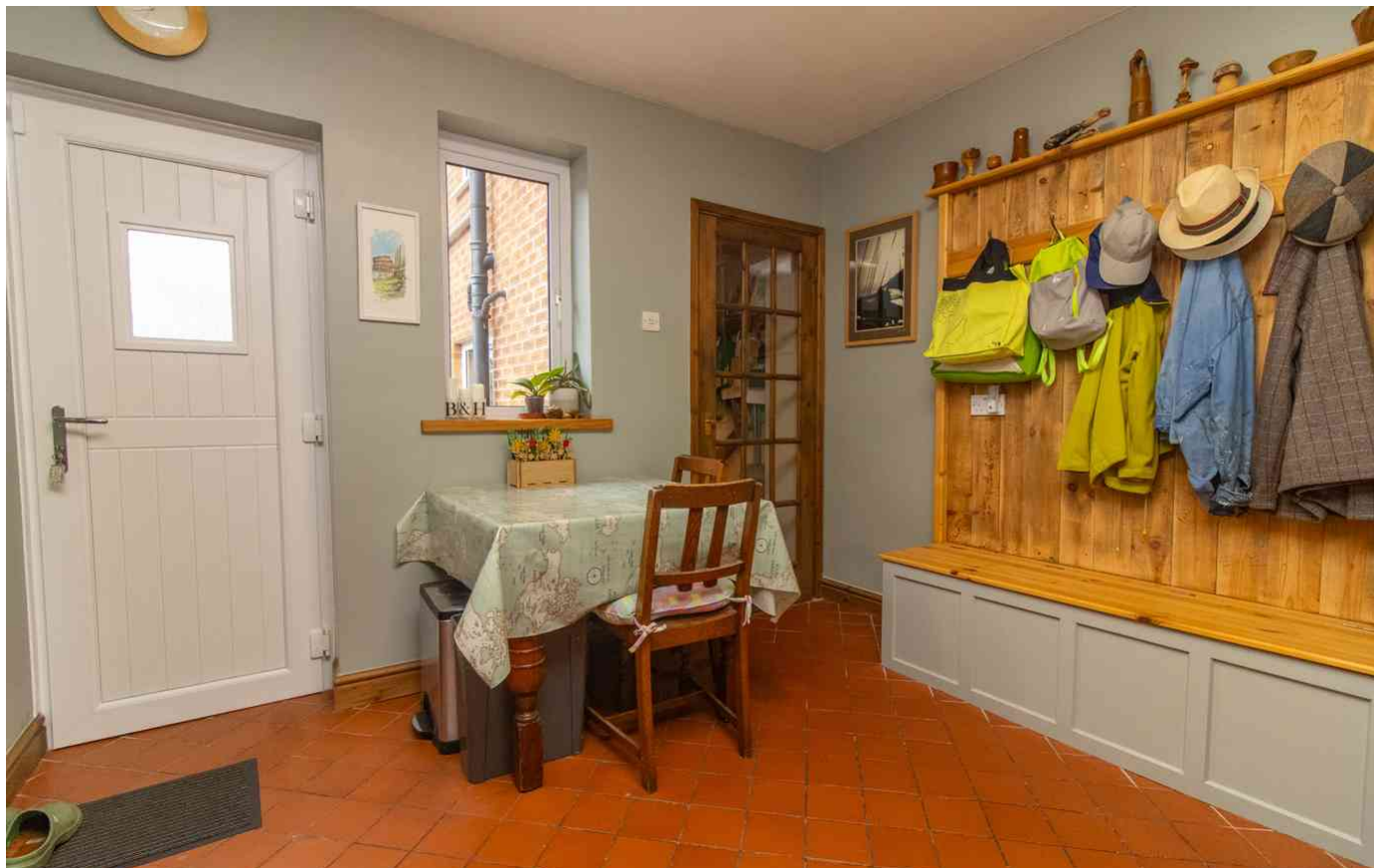
Open plan access to

### BEDROOM TWO

11' 11" x 8' 9" (3.63m x 2.67m) Exposed beams, wardrobes recess, UPVC sealed double glazed window, radiator

### EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window















## OUTSIDE

The property stands back from the road with a good sized frontage incorporating a long driveway leading to ample parking with turnaround point, a lawn area with evergreen borders. Feature garden area to rear with raised decked sitting area with open countryside views, with steps leading down to further decked and patio area with formal shaped lawns with well stocked evergreen and floral beds, outside tap and power.

## INTEGRAL SIDE GARAGE

Electric roller door, internal door providing access to main house.

## 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, and an alarm system is fitted.

## 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.

## COUNCIL TAX BAND

Charnwood E



















## 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.

## EPC RATING

TBC

## TENURE

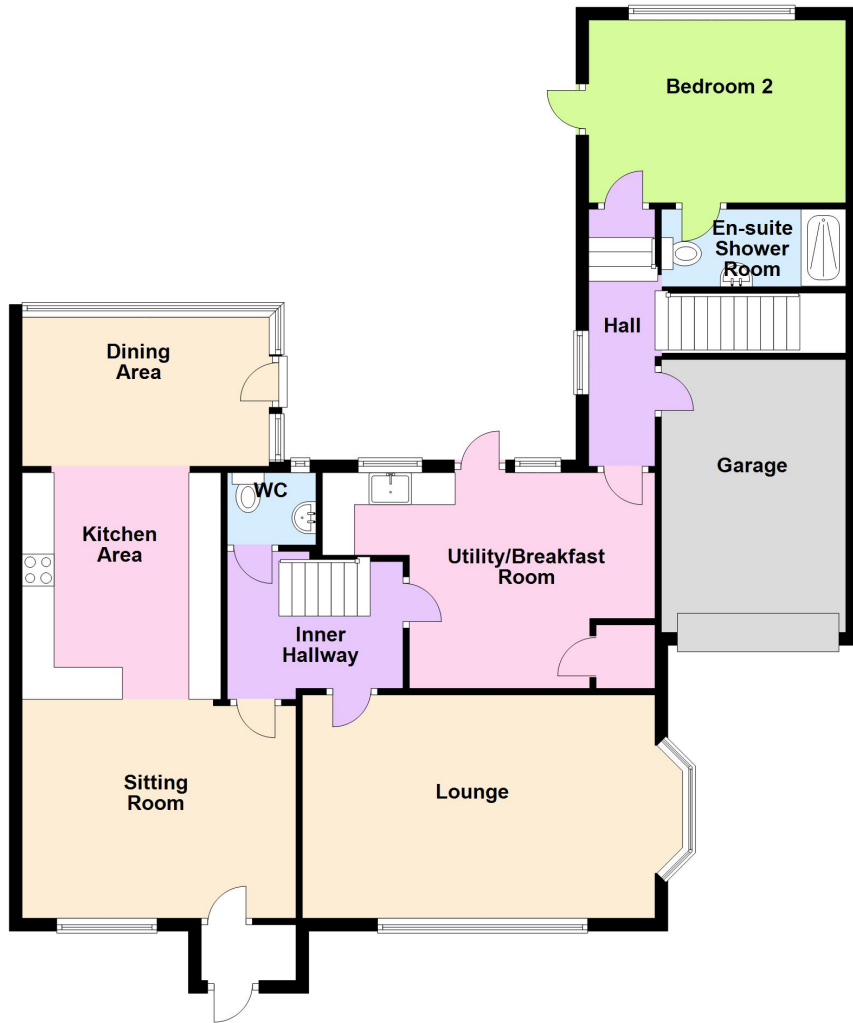
Freehold

## 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.



Ground Floor



First Floor



Total area: approx. 173.2 sq. metres (1864.1 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



