



Sinclair

16 Croftway, Markfield, Leicestershire, LE67 9UG

£210,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Available No Upward Chain
- Spacious Living Room
- Large Driveway Parking
- Council Tax Band*: B
- Westerly Facing Rear Garden
- Two Bedrooms, Study/Craft Room
- Close To Local Amenities
- Price: £210,000

Overview

A well maintained two bedroom plus study semi-detached bungalow situated in the popular residential area of Markfield within easy access to local amenities to include shops, doctors and major road links along with open countryside. The property comes offered available with NO UPWARD CHAIN. The accommodation in brief comprises; entrance hall with fitted kitchen and spacious living room along with three piece bathroom, two bedrooms with fitted wardrobes along with study/craft room. Externally, the property continues to impress with well established and well presented gardens to the front and rear along with driveway parking for multiple vehicles. Additional benefits include double glazing and *gas central heating*. Early Bird Viewing - Open House Thursday 22nd July - Call to arrange your viewing appointment - EPC RATING E.

Location**

Markfield is a popular commuter village situated between Coalville and Leicester, close to junction 22 of the M1 motorway and within both the Charnwood Forest and the National Forest. The village, which is surrounded by easily accessible countryside, dates back to at least the time of the Norman Conquest and is mentioned in the Domesday Book under the name Merchenefeld. It enjoys a wide range of facilities including a primary school, Community Centre, a parish church and chapels, two hotels, public houses, Indian restaurant, Chinese and Indian takeaways, fish and chip shop, and many independent shops together with two supermarkets. Nearest Airport: East Midlands 11.2m. Nearest Train Station: Leicester 8.6m. Nearest Town: Coalville 5.2m. Nearest Motorway Access: J22 M1



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



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Detailed Accommodation

ACCOMMODATION

Entrance Hall

Has single glazed timber front access door along with radiator and storage cupboard. Access to loft (Please note the loft is a substantial size with former permission granted for loft conversion).

Living Room

19'6" x 10'10" (5.94m x 3.30m)

Having double glazed bay fronted window along with two radiators, wall mounted lights, gas fire and TV point.

Fitted Kitchen

10'6" x 9'0" (3.20m x 2.74m)

Having a range of wall and base units with integrated oven and grill with four ring gas hob, stainless steel sink and drainer with mixer tap, double glazed fronted window, tiled flooring and splashback, space and plumbing for further appliances.

Family Bathroom

Is fitted with a three piece suite comprising; panel bath with electric shower over, WC and wash hand basin, radiator, double glazed opaque window, tiled walls and flooring.

Bedroom One

11'0" x 8'6" (3.35m x 2.59m)

Having uPVC double glazed window to the rear elevation along with radiator and a range of built-in wardrobes with hanging and overhead storage with matching chest of drawers. Access to bedroom two.

Bedroom Two

10'0" x 8'8" (3.05m x 2.64m)

Having double glazed rear elevated window, radiator and a range of built-in wardrobes with hanging and overhead storage with matching chest of drawers. Access to study/craft room.

Study/Craft Room

This room has been sub-divided from this bedroom to provide an additional area.

OUTSIDE

Rear Garden

The established rear garden is well presented and offers a combination of paved patios and pathways whilst being laid to lawn with planted borders within an enclosed fenced boundary having side gate access.

Front Garden

The front garden is laid to lawn with rose bushes and hedgerow frontage along with gravel borders and brick outbuildings.

Driveway

The driveway is paved and gravelled providing off road parking for multiple vehicles.

* Gas Central Heating *

Please note the property has a combination boiler however we have been made aware that there is a fault with the diverter valve affecting the hot water.

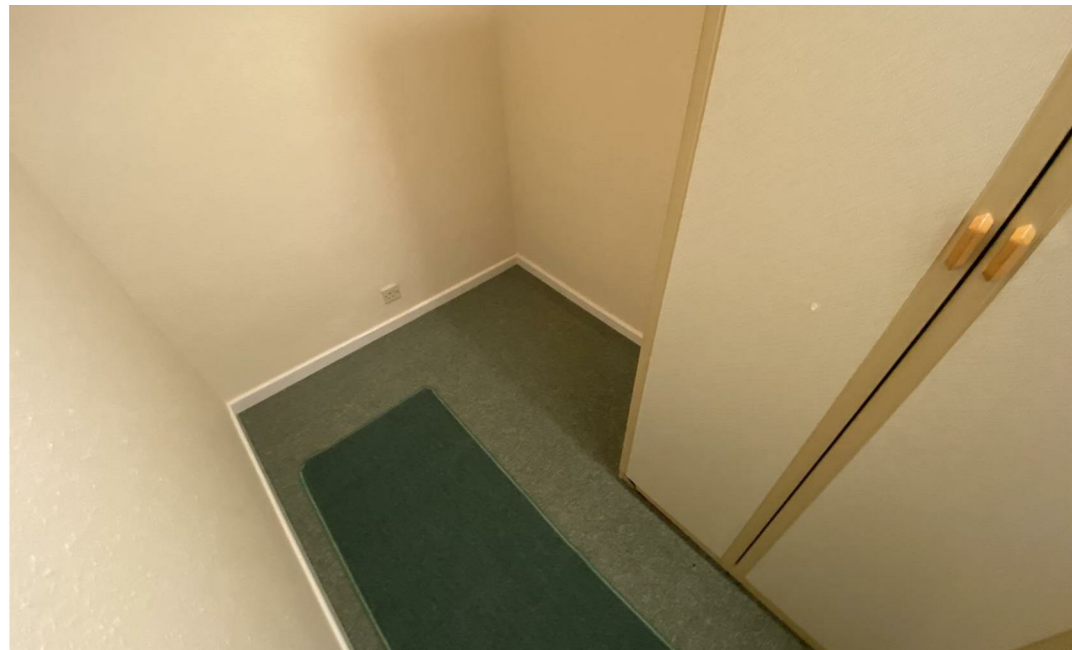
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair on 01530 838338



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