

30 Linford Crescent
Markfield, LE67 9SP

£239,950



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A beautifully presented modern two bedroom semi detached bungalow (1983) situated in popular location a short (and flat) walk to local amenities such as shops, health centre and bus routes. Markfield is also close to J22 of the M1, Loughborough, Coalville & Leicester and has an abundance of open countryside. The property benefits from full gas central heating (combi March 2016, serviced annually) UPVC double glazing (July 2021), fully insulated & boarded loft with wooden ladder. The tastefully decorated accommodation comprises porch, lounge, fitted kitchen (cooker, fridge & washing machine included), two bedrooms and a shower room. Gardens to front and rear, driveway & garage, summerhouse. Freehold. Council Tax band C

Porch

UPVC double glazed entrance door.

Lounge

15'9" x 10'7" (4.82m x 3.25m)

UPVC double glazed bow window to front with blinds, radiator, neutral fitted carpet (fitted 2022), ornamental fireplace with freestanding electric "stove" fire. There is a gas supply (buyer will need to upgrade the flue if gas fire fitted)

Breakfast-Kitchen

12'10" x 8'6" (3.92m x 2.60m)

UPVC double glazed single door to side, UPVC double glazed window to front, vinyl flooring, spotlights to ceiling, radiator. Wall mounted Ideal Classic combination boiler installed March 2016 (annually serviced). Fitted with a range of base, drawer & eye level units (renovated with new fronts and handles in 2022), work surfaces incorporating breakfast bar, stainless steel sink unit with mixer taps. Freestanding gas cooker (with extractor hood), fridge/freezer & washing machine to be included in the sale. Shelved pantry store housing electrical consumer unit upgraded in November 2021 (certificates available) Water meter & stopcock under sink.

Inner Lobby

The inner lobby gives access to both bedrooms and shower room, neutral fitted carpet, useful storage cupboard. Access to fully insulated, boarded loft with retractable ladder, the loft has a raised storage area to allow for ventilation & a light.

Bedroom One

12'7" x 10'7" (3.85m x 3.25m)

A generous double bedroom with a wealth of storage. UPVC double glazed window to rear, neutral fitted carpet (2022), radiator, built-in wall to wall wardrobes offering a wealth of storage.

Bedroom Two

8'8" x 8'1" (2.65m x 2.48m)

A flexible room which is equally useful as a bedroom, study or extra reception room, as required. UPVC double glazed French doors (with blinds installed in 2025) to rear garden, neutral fitted carpet fitted 2022, radiator.

Shower Room

UPVC double glazed opaque window, vinyl flooring, fully tiled walls, extractor fan, shower cubicle with electric shower (upgraded in 2022), pedestal wash hand basin, wc.

Outside

The front garden is open plan with gravelled area & a driveway continuing to the side of the property for 2/3 cars in tandem leading to single detached garage (17' x 8') with light & power. External water tap to driveway.

The East facing rear garden is extremely private and has paved patio, hard landscaping, summerhouse, fully fenced boundaries, gated access to side.

Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

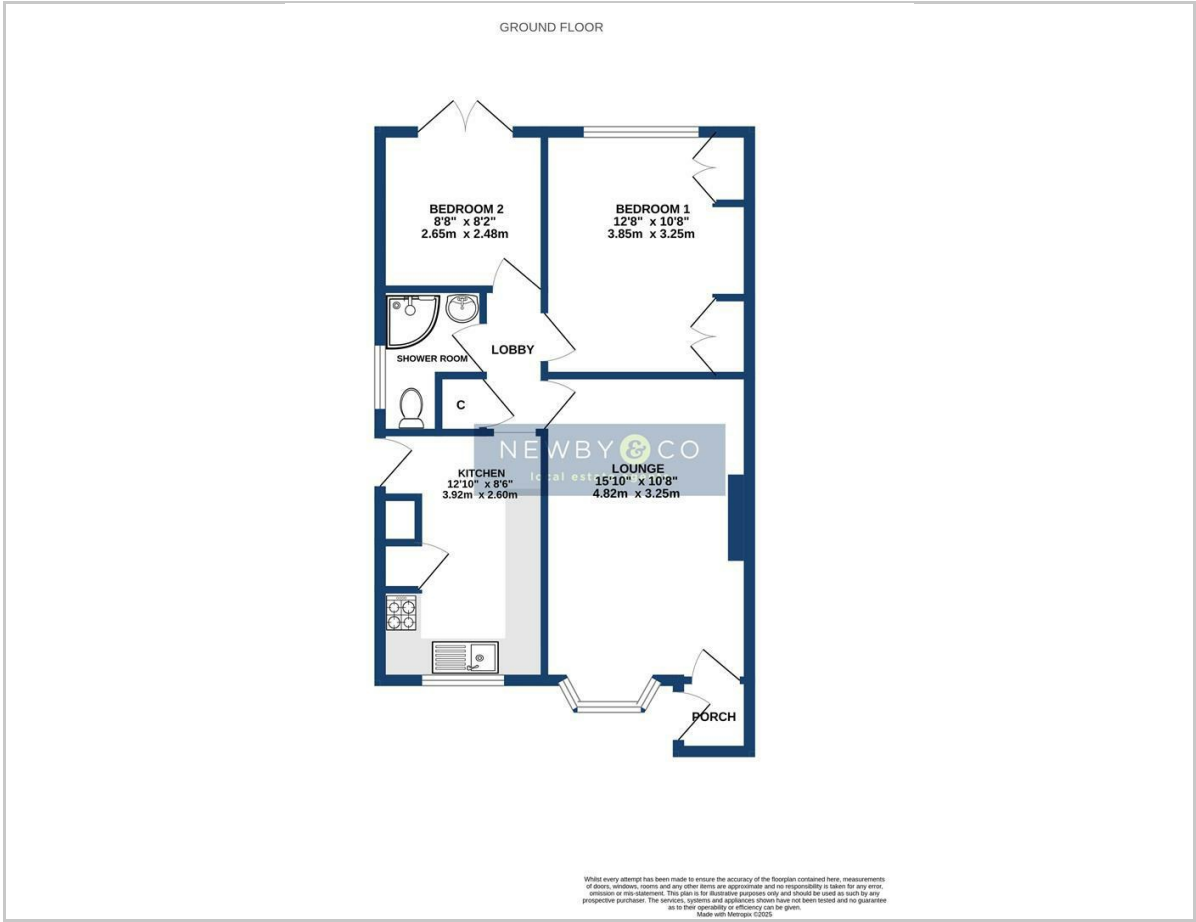
It has a Council Tax Band of C which means a charge of £2061.15 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan



Viewing

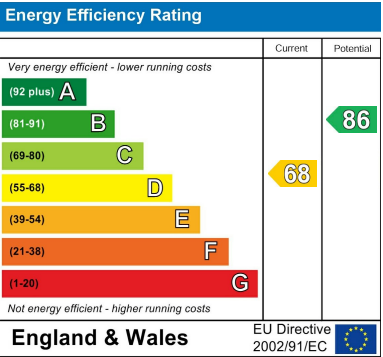
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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